



CITY OF TAMARAC
REGULAR CITY COMMISSION MEETING
City Hall - Commission Chambers
May 22, 2013

CALL TO ORDER:

9:00 A.M.

ROLL CALL:

PLEDGE OF ALLEGIANCE:

Mayor Beth Talabisco

INTRODUCTION

1. PROCLAMATIONS AND PRESENTATIONS:

a. [Safety Month Proclamation](#)

Presentation of a proclamation by Mayor Beth Talabisco proclaiming the month of June 2013 as "Safety Month". (Requested by the Tamarac Employee Safety Committee)

2. CITY COMMISSION REPORTS

a. Commissioner Bushnell

b. Commissioner Atkins Grad

c. Commissioner Glasser

d. Vice Mayor Dressler

e. Mayor Talabisco

3. CITY ATTORNEY REPORT

4. CITY MANAGER REPORT

a. [Investment Report March 2013](#)

Investment Report - March 2013

5. PUBLIC PARTICIPATION

Any member of the public may speak to any issue that is not agendaized for public hearing at this meeting. Speakers will be limited to three minutes during this item and at public hearings. There will be a thirty (30) minute aggregate time limit for this item, and speakers are encouraged to sign up in advance with the City Clerk prior to their participation.

When an issue has been designated as quasi-judicial, public remarks shall only be heard during a quasi-judicial hearing that has been properly noticed for that matter.

ANNOUNCEMENT OF TIME ALLOCATIONS-MOTIONS TO TABLE

The Chair at this time will announce those items that have been given a specific time to be heard, and will entertain motions from the Commission members to table those items that require research. The Commission may agendaize by majority consent matters of an urgent nature which have come to the Commission's attention after publication.

6. CONSENT AGENDA

Items listed under Consent Agenda are viewed to be routine and the recommendation will be enacted by ONE MOTION in the form listed below. If discussion is desired, then, in accordance with Resolution 2003-15, Sec. 4.5, the item(s) will be removed from the Consent Agenda and will be considered separately.

a. Approval of the May 8, 2013 Regular Commission Meeting Minutes

Approval of the May 8, 2013 Regular Commission Meeting Minutes

b. TR12328 - Roof Tarps

A Resolution of the City Commission of the City of Tamarac, Florida, authorizing the appropriate City Officials to exercise the Second Renewal Option for Bid Number 11-24B for Roof Tarps to Abel Unlimited, Inc. For Roof Tarps to provide for the purchase of annual requirements for Roof Tarps for the City of Tamarac and on behalf of the Southeast Florida Governmental Purchasing Cooperative for a period of one year, providing for conflicts; providing for severability; and providing for an effective date.

c. TR12332 - ILA with Town of Southwest Ranches for Information Technology Support Services

A Resolution of the City Commission of the City of Tamarac, Florida, approving an Interlocal Agreement between the City of Tamarac and the Town of Southwest Ranches to replace and enhance the technology used by the Town of Southwest Ranches, and to provide remote monitoring and information technology support services; authorizing the appropriate City Officials to execute said agreements and take all steps necessary to effectuate the intent of the resolution; providing for conflicts; providing for severability; and providing for an effective date.

d. TR12343 - Donation of TVs from Way of Life Church

A Resolution of the City Commission of the City of Tamarac, Florida, authorizing the appropriate City Officials to accept a donation of four (4) flat screen televisions valued at approximately \$5,220 from Way of Life Church for use in the Tamarac Community Center; providing for conflicts; providing for severability; and providing an effective date.

7. REGULAR AGENDA

8. ORDINANCE(S) - FIRST READING

9. PUBLIC HEARING(S)

10. ORDINANCE(S) - SECOND READING

11. QUASI-JUDICIAL HEARING(S)

a. TR12338 - Tamarac Commerce Center II - Plat

A Resolution of the City Commission of the City of Tamarac, Florida, issuing Development Order No. 341 and granting Plat approval for the "Tamarac Commerce Center II Plat", as requested by Leigh R. Kerr of Leigh Robinson Kerr and Associates, Inc., Designated Agent for the Property Owner, IIT Tamarac Commerce Center II, LLC., to allow for 110,000 square feet of industrial use; for the property located on a 7.7± acre parcel, on the west side of Nob Hill Road, just south of NW 67th Street; (Case No. 1-P-13); providing for execution of said plat; providing for conflicts; providing for severability; and providing for an effective date.

b. TR12339 - Tamarac Commerce Park II - New Development Site Plan

A Resolution of the City Commission of the City of Tamarac, Florida, issuing Revised Development Order No. 341.1 and granting New Development Site Plan approval for the Tamarac Commerce

Center II project, to allow for the construction of a 105,177 square foot Class "A" warehouse building, for the property located on the west side of Nob Hill Road, ¼ mile south of NW 67th Street (specifically, a portion of the south ½ of Tract 4; together with: that portion of the south line of Tract 4, both in the northeast ¼ of Section 7, according to the Plat of "Florida Fruit Lands Company's Subdivision No. 2", of Section 7, Township 49 South, Range 41 East, as recorded in Plat Book 1, Page 102 of the public records of Palm Beach, County, Florida) (Case No. 5-SP-13); providing for conflicts; providing for severability; and providing for an effective date.

c. TR12340 - Tamarac Commerce Center III - Plat

A Resolution of the City Commission of the City of Tamarac, Florida, issuing Development Order No. 342 and granting Plat approval for the "Tamarac Commerce Center III Plat", as requested by Leigh R. Kerr of Leigh Robinson, Kerr & Associates, Inc., the Designated Agent for the property owner, IIT Tamarac Commerce Center III, LLC., for a 4.7± acre parcel located on the southeast corner of Hiatus Road and McNab Road to allow for 50,000 square feet of industrial use; (Case No. 2-P-13); providing for execution of said plat; providing for conflicts; providing for severability; and providing for an effective date.

d. TR12341 - Tamarac Commerce Park III - New Development Site Plan

A Resolution of the City Commission of the City of Tamarac, Florida, issuing Revised Development Order No. 342.1 and granting new development site plan approval for the Tamarac Commerce Center III project, to allow for the new construction of a 42,632 square foot Class "A" warehouse building, for the property located on the southeast corner of Hiatus Road and McNab Road (specifically, A part of Tract 8, Section 7, Township 49 South, Range 41 East, according to the Plat of "Florida Fruit Lands Company's Subdivision No. 2", as recorded in Plat Book 1, Page 102, of the public records of Palm Beach County, Florida) (Case No. 6-SP-13); providing for conflicts; providing for severability; and providing for an effective date.

e. TR12342 - Palm Cove - Plat

A Resolution of the City Commission of the City of Tamarac, Florida, issuing Revised Development Order No. 338.3 and granting Re-Plat approval for the "Palm Cove Plat", to allow for the development of sixty-one (61) single-family homes and one hundred and sixty-four (164) townhouse units as requested by Jane Storms of Pulice Land Surveyors, Inc., the Designated Agent for the property owner LDC Monterey Ventures, LLC., for the property located on Monterey Drive, just east of the Florida Turnpike, and is comprised of 33.38± acres; (Case No. 4-P-13); providing for conditions of approval; providing for execution of said plat; providing for conflicts; providing for severability; and providing for an effective date.

12. OTHER

The City Commission may consider and act upon such other business as may come before it. In the event this agenda must be revised, such revised copies will be available to the public at the City Commission meeting.

Pursuant to Chapter 286.0105, Florida Statutes, if a person decides to appeal any decision made by the City Commission with respect to any matter considered at such meeting or hearing, he may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is based.

The City of Tamarac complies with the provisions of the Americans with Disabilities Act. If you are a disabled person requiring any accommodations or assistance, please notify the City Clerk's Office at (954)-597-3505 of such need at least 48 hours (2 days) in advance. Additionally, if you are hearing or speech impaired and need assistance, you may contact the Florida Relay Service at either of the following numbers: 1-800-955-8770 or 1-800-955-8771.

A handwritten signature in blue ink, appearing to read "Patricia Touzel". The signature is fluid and cursive, with a large initial "P" and "T".

Patricia Teufel, CMC
Interim City Clerk



Title - 9:00 A.M.

9:00 A.M.

ATTACHMENTS:

Name:

Description:

No Attachments Available



Title - Mayor Beth Talabisco

Mayor Beth Talabisco

ATTACHMENTS:

Name:

Description:

No Attachments Available



Title - Safety Month Proclamation

Presentation of a proclamation by Mayor Beth Talabisco proclaiming the month of June 2013 as "Safety Month". (Requested by the Tamarac Employee Safety Committee)

ATTACHMENTS:

Name:

 [Safety Month Proclamation.doc](#)

Description:

Safety Month Proclamation



Requested by the Tamarac Employee Safety Committee

WHEREAS, the National Safety Council was founded in 1913, and chartered by the U. S. Congress in 1953 “to arouse the nation ... in safety and accident prevention ... and enlist cooperation between all persons and organizations in the pursuit of improved safety and health.”; and

WHEREAS, the mission of the National Safety Council is to educate and influence society to adopt safety, health and environmental policies, practices and procedures that prevent and mitigate human injury and economic losses arising from preventable causes; and

WHEREAS, the Tamarac Employee Safety Committee members are dedicated to the prevention of accidents and injuries in the workplace, on roads and highways; and

WHEREAS, the 2013 observance of the National Safety Month engages everyone to create a culture where people feel a personal responsibility not only for their own safety, but for that of their co-workers, family and friends; and

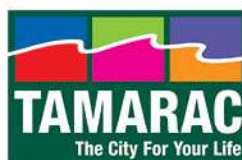
WHEREAS, the 2013 observance of the National Safety Month focuses on safety risks and tips for the home, workplace, and on-the-road.

NOW THEREFORE I, Beth Talabisco, Mayor of the City of Tamarac, Broward County, Florida do hereby proclaim the month of June 2013 as:

“SAFETY MONTH”

in Tamarac and call upon the citizens and employees of the City of Tamarac to participate in safety and health education where they live, work and play, and to take the necessary steps to reduce their risk of serious injury and death.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Tamarac to be affixed this 22nd day of May, 2013.



Beth Talabisco

Beth Talabisco, MAYOR



Title - Investment Report March 2013

Investment Report - March 2013

ATTACHMENTS:

Name:

 [Investment Report - March 2013.pdf](#)

Description:

Investment Report - March 2013

CITY OF TAMARAC
INTEROFFICE MEMORANDUM
FINANCIAL SERVICES
ADMINISTRATION DIVISION

TO: Michael C. Cernech
City Manager

DATE: April 12, 2013

FROM: Mark Mason 
Financial Services Director

RE: Investment Report:
March 2013

Recommendation:

The following report on the City's investments is scheduled for presentation to the Investment Advisory Committee.

Issue:

This report provides an update of the City's investment activity for the month of March 2013. Tamarac's Code, Section 6-29 "Investment Reports", provides that: "The Finance Director shall prepare a written report of the City's investments at least on a monthly basis. The report shall be presented and explained to the City Commission at a regular or special meeting."

Background:

The Financial Services staff reviews the City's cash positions on a daily basis and invests funds as cash flow, investment needs, and interest rates dictate. Operating funds are invested according to cash flow needs with surplus funds invested in securities of varying maturities. No single investment is invested longer than a maturity of sixty (60) months, and the average duration of Tamarac's investment portfolio is targeted to be less than thirty-six (36) months.

Investment Portfolio Weighted Yield:

The total Operations & Reserve investment portfolio weighted average yield for the month of March was 0.33%. The managed portion of the portfolio had a weighted average yield of 0.75%, while the cash portion of the portfolio had a weighted average yield of .22%.

The Series 2005 Capital Improvement Revenue Bond proceeds portfolio weighted average yield for the month of March was 0.10%.

The combined weighted average yield of *all* portfolios for the month of March was 0.32%.

Investment Strategy:

The City's interest-bearing checking account at TD Bank holds funds needed to pay its weekly obligations. Funds held for short-term liquidity needs are invested in the Wells Fargo fund, TD Bank, the AIM Treasury money market fund and the FLSAFE Local Government Investment Pool. Based on the cash flow model and short-term

investment strategy, the target amount for liquidity purposes is at least \$15 million. Funds not needed for liquidity purposes are used to purchase longer-term securities. Total liquidity in the Operations and Reserve Portfolio held in the SBA, FLSAFE, Wells Fargo, AIM account and at TD Bank on March 31, 2013 was \$83,103,356 of which a nominal \$82 was retained in the SBA. The Series 2005 Capital Improvement Revenue Bond proceeds portfolio had \$4,119,310 in FLSAFE.

Investment Activity – March 2013

Investment Maturities/Calls/Sold:

No securities matured in March.

Investment Purchases:

Two securities were purchased in March:

- General Electric Company \$1,000,000; 10/09/15 maturity; .662% yield
- 3M Company. \$1,000,000; 9/29/16 maturity; .686% yield

Investment News (Source: Sharon Stark, Managing Director, Fixed Income Strategist, D.A. Davidson & Co., Julie Hughes, Portfolio Manager, Davidson Fixed Income Management)

The U.S. economy appeared to be humming along and Europe's financial markets were stable as we entered the beginning of 2013. Unfortunately, the waters were not calm for long as the America's lawmakers are still unable to agree on a budget for our government, resulting in the implementation of significant spending cuts over the next quarter. Meanwhile, the handling of the latest crisis in the Euro Zone caused many to question ability of the Europe's finance ministers to hold countries accountable for their woes (e.g. contribute to the bailout instead of just taking the bailout). The result is a bond market that may be poised for higher rates, but restrained in expressing its enthusiasm for growth. Meanwhile, the stock market barreled full steam ahead, closing the quarter at its highest level since 2007 as both domestic and foreign investors still find the U.S. to be the most attractive investment alternative in the global markets.

Treasury yields traded in a 30 basis point (bp) range during the quarter with the 10-year touching a high of 2.06 and low of 1.76¹. The yield curve steepened in response to improving economic data but the magnitude of the rate increases was constrained as fiscal inaction and recurring economic problems in Europe reminded investors that the global financial markets are not firing on all cylinders. Nonetheless, the slow ascent of Treasury yields persists. After plummeting to a historic low of 1.38 percent in July 2012, yields have climbed roughly 60 bps as economic growth progresses at a snail's pace. Despite low rate levels, U.S. Treasuries appear attractive relative to inflation. The yield on the 10-year is more than 80 bps higher than the PCE deflator growth rate (1.0 percent), the Fed's favored indicator of price inflation.

A flight to quality triggered a significant downward move in yields in late March, pushing the yield on the 10-year Treasury from roughly 2.00 percent to 1.85 percent.

¹Bloomberg L.P. closing yield levels in New York trading from 12/31/2012-3/28/2013.

Cyprus is the latest crisis which seems to roll through the southern region of Europe. We believe the primary near term risk to the economy is the impact of fiscal tightening on current growth. The personal consumption data and first quarter earnings results will be key indicators of future economic activity. Weakness in any of the data series, or forward projections for decelerating corporate earnings could trigger a decline in equity prices and longer term Treasury yields, thus a flatter yield curve. With that said, we do not anticipate a break from the most recent trading range of 1.80 to 2.25 percent, unless heightened fears about contagion emerge from Europe.

Just as investors begin to feel comfortable moving out the risk spectrum, they are reminded of persistent financial troubles abroad and fiscal concerns domestically. Nonetheless, the rotation from safety to greater risk has started as portfolio managers extend investment durations and reinvest in more credit sensitive securities. Flows from non-U.S. sovereign markets to the dollar have benefited U.S. corporate securities while the \$45 billion monthly purchase of Treasuries by the Fed offered support in that sector. We expect the Fed's quantitative easing program to continue into 2014 and curb the impact of improving economic data which will result in a modest increase in Treasury yields followed by more aggressive upward movement as the Fed telegraphs its impending exit.

The Duration Rotation

Analysts who predicted the Great Rotation out of credit and equities may be disappointed in the pace at which that has occurred, but investors are clearly positioning for higher rates which implies an expectation for stronger economic performance. Since the beginning of 2013, the yield curve has steepened in the intermediate sector as investors have rotated out of the longer end of the curve and into the shorter maturities. A review of the spread movements from the 2-10-year maturities shows spreads widening roughly 20 bps from +150 basis points (bps) at year end 2012 to +174 bps the week ended March 15th. The subsequent week's contraction to +168 bps is a reaction to the events noted above, and is indicative of the range at which the 10-year is likely to trade in the next six months. Spreads in the short end of the yield curve have moved slightly from 47 bps between the 3-5 year to 42 bps in the same time frame. The smaller movement is indicative of the Fed's policy to anchor short rates.

Employers Slow to Hire in March

The U.S. Labor Department reported a mere 88,000 new jobs were added in March, far less than analysts' estimates. The job gains were largely in professional and business service and healthcare. The headlines will highlight the drop in the unemployment rate to 7.6 percent, another surprise, but a result of the 496,000 workers who left the workforce. This resulted in a drop in the labor force participation rate to 63.3 percent, the lowest level in 34 years (since 1979).

Treasury yields plummeted on the release of the data with the 10-year dropping to 1.70 percent and 30-year to 2.89 percent.² There is a likelihood that yields will bounce back, but the trend will keep rates in the lower end of our expected yield range of 1.80

² Bloomberg L.P. 8:40 am EST.

to 2.00 percent for the 10-year. Mike Cullinane, our Government trader, expects resistance at 1.58 to 1.60 percent on the long end of the curve.

While jobs advanced in March, it is clear employers pulled back the pace of hiring from the previous two months. A comparison of February payroll gains in the chart below highlights the significant deceleration of new hires in professional and business services, construction, manufacturing and retail. One could fault the harsh weather in February for the decline in new construction jobs, but overall restraint in private sector hiring may be a response to the sequester and anticipation of slower revenue growth.

	March 2013	February 2013
Professional and Bus. Svcs	+51,000	+80,000
Education & Health Care	+44,000	+31,000
Construction	+18,000	+49,000
Manufacturing	+3,000	+19,000
Leisure & Hospitality	+17,000	+26,000
Retail	-24,100	+14,600
Government	-7,000	+14,000
Source: Bureau of Labor Statistics		

The Bureau of Labor Statistics (BLS) report showed 11.7 million Americans remain out of work, with the number of those unemployed for more than 27 weeks little changed from the previous months at 4.6 million. The long-term unemployed represent 39.6 percent of all jobless Americans, a welcomed 3 percent decline from a year ago. A troubling trend is the increasing number of individuals that stop seeking jobs. This population of workers continues to climb, which suggests slow income growth and with it, minimal economic advances.

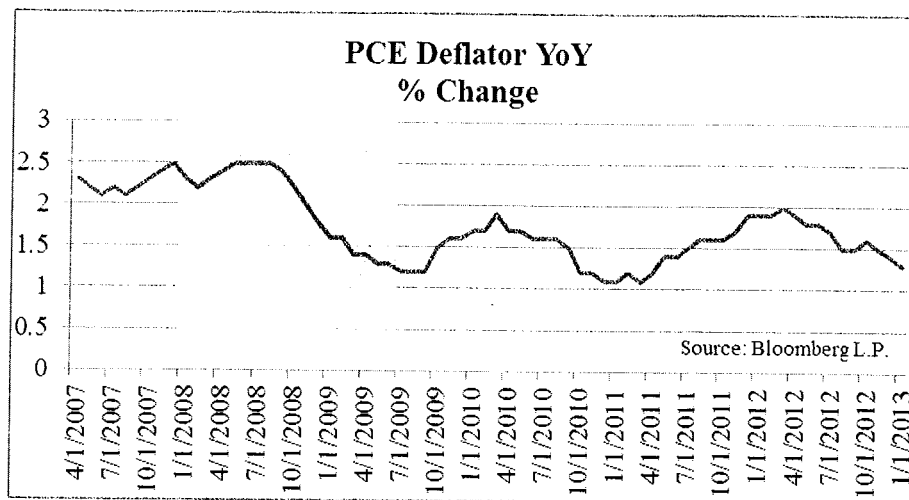
Average hourly earnings were little changed from February's 2.1 percent pace, and on par with inflation. This suggests minimal growth in consumer spending power and continued sluggish economic growth.

The March labor report is a reminder that our economic troubles are not over and the gives the Fed further reason to maintain its quantitative easing program indefinitely. The meager gains in jobs and lack of labor participation are discouraging signs for a struggling economic recovery and will certainly garner the attention of policy makers. Whether or not it will cause the Congress to finally act on establishing a budget remains questionable, as history suggests it takes a crisis to get them to come to the table and make decisions. We are not far from that day.

An Argument for Continued QE

Inflation hawks continuously state that persistent asset purchases will heighten inflation pressures. Theoretically, that is a legitimate fear; however, current data trends portray mildly higher inflation indicators in the midst of near zero interest rates and \$85 billion in monthly bond purchases by the Fed. We should also note that historically, monetary policy has been quite effective at staving off inflation, less so when faced with deflation. Hence, the Fed "remains confident that it has the tools necessary to tighten monetary

policy when the time comes.”³ Generally, the Fed would like to see a PCE inflation rate of 2 percent and would even tolerate 2.5 percent; yet, both the core and overall PCE deflator have fallen to roughly 1.5 percent as indicated in the chart below. The discussion of excessive asset purchases or an early exit by the Fed from the markets appears to ignore the fact that the economy is barely growing at 2 percent and inflation remains very mild.



The Fed may begin selling assets? The public is now opining on the Fed’s portfolio management strategies and often raise concerns that the Fed will have to take losses on its bond holdings when interest rates rise. Of course the losses will only occur if they sell bonds, which Chairman Bernanke said is a long way from happening. The Fed has other tools to tighten monetary policy, such as raising interest rates, before they resort to selling bonds. Treasury remittances have been met, despite being substantially higher than the pre-crisis period, but the earnings on the Fed holdings appear to be more than adequate to meet the obligations. Finally, a growing economy could trim the U.S. budget deficit and reduce the amount of these Treasury payments. The public need not fret. Even though the Board of Governors are not professional portfolio managers, many of the members taught many of those currently in those positions in classrooms at the finest universities in the country.

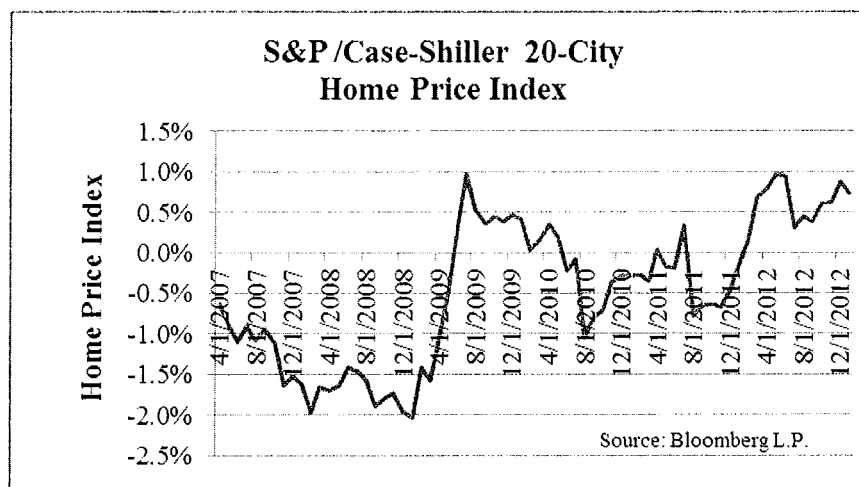
Fundamentally, the Fed still has much work to do to meet its dual mandate of full employment and stable inflation. The unemployment rate has been relatively stagnant the past six months, holding at 7.8 percent (with the exception of February). The jobless rate is stubbornly higher than the 6.5 percent target rate and we believe many on the policy making committee are still waiting for “substantial” improvement in labor conditions before giving the idea of tighter policy a thought.

Home Prices Continue Higher

The housing recovery appears well on its way, with sales increasing, inventory levels declining and home prices rising. The Case-Shiller 20-city home price index posted an impressive 6.84 percent year-over-year advance in December 2012. This is the

³ Testimony of Federal Reserve Board Chairman Ben Bernanke before the Senate Banking Committee, February 26, 2013.

eleventh consecutive monthly increase in the index, in which all 20-cities experience a monthly advance in home prices. The national composite posted an increase of 7.3 percent for all of 2012. Not surprisingly, cities which suffered the greatest during the recession, reported the strongest improvement. Home prices in Phoenix rose 23.02 percent from a year ago December 2012 followed by San Francisco, a beneficiary of both a housing and economic recovery, with home prices up 14.42 percent.

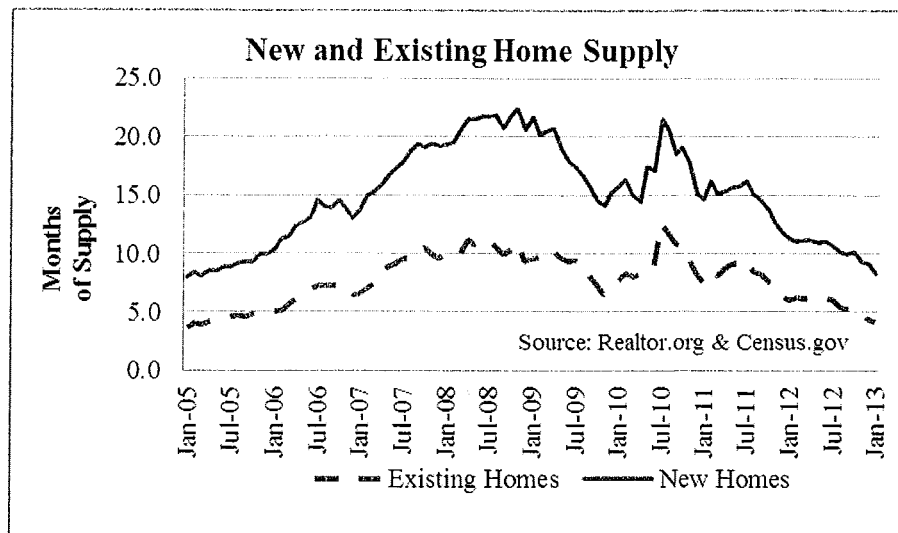


New home sales spiked in January, rising 15.6 percent to 437,000 annualized units sold⁴. This marks the highest volume of new homes sold since July 2008. The brisk sales pace has allowed inventory to fall to the lowest level since March 2005, at 4.1 months, which generally foretells an increase in home construction and jobs.

Existing home sales, which comprise the majority of U.S. sales volume, were up 9.1 percent from a year ago January 2012.⁵ Buyer traffic is 40 percent higher over the same period, which had trimmed inventories to just a 4.7 month supply at the current sales pace. This is the lowest housing supply since April 2005. Listed inventory has fallen 25.3 percent over the last 12 months. Meanwhile, the median price of all existing homes was up 12.3 percent in January as the percentage of distressed sales fell 12 percent to 25 percent of all sales from the same time last year.

⁴Commerce Department Report on New Residential Sales, February 2013.

⁵ National Association of Realtors Existing home Sales report, March 21, 2013.



Not to throw cold water on this party, but one area of concern is the high percentage, 32 percent, of all-cash sales.⁶ The ratio of cash buyers has risen the past few months, and is only slightly lower than the 33 percent recorded a year ago. Investors account for the majority of cash transactions, and purchased 22 percent of homes in February 2013, roughly the same as last year. One may surmise that the “real” home buyer has yet to emerge which may be both a positive and negative for the housing market. We may experience another surge in home sales should financing become more available for home buyers. Unfortunately, it is difficult to predict when this may occur as lenders continue to work through foreclosure and short-sale inventories and underwriting terms remain very tight. The composition of home buyers over the next six months will be very telling as increasing investor purchases could reflate the housing bubble; or the pullback by all-cash buyers could cause home prices to plateau.

U.S. Remains an Attractive Investment

A review of economic conditions around the world, suggest the U.S. remains a source of stability, despite sub-par growth rates. A report from the International Monetary Fund (IMF) appears optimistic, in our opinion, on U.S. GDP growth, but even if we overlay our lower projections, America is the belle of the ball. (see chart below).

⁶ Ibid.

World Economic Growth Projection (percentage change)					
				Year-over-Year Projections	
		2011	2012	2013	2014
United States		3.9	3.2	3.5	4.1
Euro Area		1.6	1.3	1.4	2.2
Germany		1.8	2.3	2.0	3.0
France		1.4	−0.4	−0.2	1
Italy		3.1	0.9	0.6	1.4
Spain		1.7	0.2	0.3	0.9
Japan		0.4	−2.1	−1.0	0.5
United Kingdom		0.4	−1.4	−1.5	0.8
Canada		−0.6	2	1.2	0.7
China		6.2	3.9	4.3	4.7
India		8	6.6	7.1	7.5
Brazil		4.5	5.7	5.5	5.7
Mexico		4.5	3.0	3.6	3.9
Source: International Monetary Fund World Economic Outlook January 2013					

Just when we thought the problems in Europe were identified, Cyprus emerges. The Cypriot banking system has been under stress for some time, but when it became apparent that a bailout was needed, the European Union dealt an unprecedented blow. The finance leaders of the EU developed a scheme to raise 5.8 billion euros (\$7.5 billion) in return for 10 billion of aid in an effort to require Cypriot depositors to share in the losses of the banks. This scheme called for a tax levied on deposits at Cypriot banks, which was immediately rejected by Cyprus' parliament. The realization that yet another country was in need of a bailout by the European Central Bank and the fact that the receiving country could reject the terms, (leaving depositors uncertain about the safety of their funds) led to a flight to quality in the financial markets. Never mind that Cyprus accounts for less than 0.5 percent of the Euro economy. The fact that a country rebuffed an outstretched hand without any consequences may be considered good and bad. A positive is that the EU will do what is required to maintain stability in its banking system, while a troubling precedent is established that allows an ailing country to set its bailout terms. Treasury yields quickly plummeted with the 10-year falling well below 2.00 percent, to as low as 1.83 percent during the two days of negotiations between Cyprus and other EU leaders. While the immediate crisis in Cyprus was resolved, it may only be a temporary fix since the country had to impose capital controls. The conditions of the European bailout will cripple Cyprus' ability to grow and make it very difficult to release the capital controls. Thus Cyprus may be the first country to exit the Euro Zone unless the European Central Bank (ECB) is willing to fund the Cypriot banks in unlimited amounts.

Conditions in Asia and Europe, while improving, suggest continued inflows to U.S. assets. China is the largest foreign investor in the U.S. with \$1.26 trillion of Treasury debt. The country increased holdings by 3.6 percent in January and owns roughly 11.4 percent of outstanding marketable U.S. government securities (second to the Fed). Early signs of weakness in China amidst a rare change in government leadership could discourage investors in Asia and encourage purchases of U.S. assets. While the new premier's, Li Keqiang, pledge to open the economy to more markets and target a 7.5 percent growth rate through 2020 is a very positive sign, legacy policies and sentiment will be high hurdles to progress. Europe is still grappling with a government in transition in Italy as the elections in February left the country with a fractured parliament. The leader, Pier Luigi Bersani, has control of the Chamber but not the Senate. He announced that he will try to put members of the 4 different factions in the government in leadership positions in the parliament to allow for some form of coalition that can get on with the business of implementing important fiscal reforms that will secure continued aid from the EU. In the meantime, investors will be cautious and most likely overweight allocations to U.S. dollar assets.

GSE Debt is Attractive

Buyers with little tolerance for credit risk have found good performance in agency securities. Government Sponsored Enterprises (GSEs) debt have limited government support through the Treasury capital support program and its conservatorship status. Because these programs do not have a well-defined expiration date, there is a risk that FannieMae and FreddieMac may return to private status thus causing bond spreads to widen. However, given that the Congress cannot agree on a budget for the U.S., the subject of GSE conservatorship is not likely to be addressed in the near-term (only an act of Congress can change the current status). In addition, any change in government backing of GSEs could quickly unravel a recovering housing market that depends on these two entities for funding and liquidity. Both GSEs reported record fourth quarter earnings, and although the excess earnings (net what is retained as a capital reserve) are paid to the Treasury, a continued return to profitability suggests spreads on longer term debt should contract.

Investment Conclusions

Yes, interest rates will rise, but we do not foresee such an event in the next quarter. Instead, a potential for slower growth due to the implementation of \$85 billion in government spending cuts is a greater risk. In addition, event risk from a fragile European financial system and growing pains in China will continue to draw investors into dollar denominated assets, thus anchoring interest rates.

Rate Outlook

Our outlook for a Fed tightening has not changed from last month. We believe there is a strong likelihood that the Fed will maintain its target rate for overnight loans through 2015, as significant headwinds still exist to achieving the dual unemployment and

inflation mandate. Given the extended timeframe for exceptionally low rates, we recommend maintaining and extending portfolio durations.

Short-Term Recommendation

Our short-term recommendations remain consistent with last month's. Due to the economic headwinds and the FOMC's position, we recommend incrementally extending the portfolio's weighted average maturity. We believe there is opportunity to increase holdings in the federal agency/GSE sector, as this asset class is currently underweighted in the portfolio. Reasonable spread to Treasuries can be realized in the 2.5 to 4 year maturity range, while maintaining an extremely high degree of safety and liquidity in the portfolio. We recommend increasing holdings in this sector while marginally extending the weighted average maturity. We may see further steepening in the 3-5 year sector of the curve, which may provide opportunities to capture incremental yield.

Additionally, we recommend maintaining a \$13 - \$15 million diversified ladder of high quality corporate securities. This allocation is close to but comfortably under the investment policy limits for this asset class. The spread in high quality corporates is healthier than most fixed income asset classes currently; therefore, we suggest maintaining this level of investment in the portfolio. We also suggest adding high quality municipal securities to the portfolio as appropriate supply becomes available. Spread is also relatively attractive in this asset class, although supply and block sizes are limited. Additionally, we continue to evaluate overnight and term bank offerings backed by the Florida Qualified Public Depository program.

Medium-Term Recommendation

In the medium-term, we will continue to evaluate the portfolio's optimal weighted average maturity and duration given changing economic and fiscal conditions. We will continue to evaluate asset classes and allocations based on spreads and relative market value, while maintaining the priorities of safety and liquidity.

CITY OF TAMARAC
FINANCIAL MARKETS AND ACTIVITY
March-13

	<u>January</u>	<u>February</u>	<u>March</u>	<u>Three Month Average Yields/Earnings</u>
<u>INVESTMENT YIELDS</u>				
City Investment Portfolio	0.30%	0.31%	0.32%	0.31%
Wells Fargo	0.02%	0.02%	0.02%	0.02%
FLSAFE Local Gov't Invest. Pool	0.10%	0.10%	0.10%	0.10%
TD Bank	0.30%	0.30%	0.30%	0.30%
SBA Investment Account	0.22%	0.23%	0.23%	0.23%
AIM ST INV TREASURY	0.02%	0.02%	0.02%	0.02%
<u>INVESTMENT EARNINGS</u>				
City Investment Portfolio	\$32,998	\$32,410	\$34,401	\$33,270
Wachovia Government Advantage	12	11	13	12
TD Bank	12,591	11,389	12,484	12155
FLSAFE Investment	3,101	2,801	3,102	3001
SBA Investment Account	0	0	0	0
AIM ST INV TREASURY	<u>43</u>	<u>48</u>	<u>35</u>	<u>42</u>
TOTAL MONTHLY EARNINGS	<u>\$48,745</u>	<u>\$46,659</u>	<u>\$50,035</u>	<u>\$48,480</u>
<u>General Market Rates *</u>				
Dow Jones Industrial Average	13,861	14,055	14,579	14,165
NASDAQ	3,142	3,160	3,268	3,190
Federal Funds Rate (Effective)	0.15%	0.14%	0.09%	0.13%
Prime Rate	3.25%	3.25%	3.25%	3.25%
3-Month LIBOR	0.30%	0.29%	0.28%	0.29%
<u>Treasuries *</u>				
3 Month	0.07%	0.10%	0.07%	0.08%
6 Month	0.11%	0.12%	0.10%	0.11%
2 Year	0.26%	0.24%	0.24%	0.25%
5 Year	0.88%	0.76%	0.77%	0.80%
10 Year	1.99%	1.88%	1.85%	1.90%
30 Year	3.17%	3.09%	3.10%	3.12%
<u>Economic Indicators *</u>				
Crude Oil - Spot	\$97.49	\$92.05	\$97.23	\$95.59
Retail Sales-Overall	-0.10%	1.10%	-0.40%	0.20%
Retail Sales-Ex autos	0.10%	1.00%	-0.40%	0.23%
Consumer Price Index-Overall	0.00%	0.70%		
Consumer Price Index-Core	0.30%	0.20%		
Housing Starts (in millions)	0.910	0.917		
Producer Price Index-Overall	0.20%	0.70%	-0.60%	0.10%
Producer Price Index-Core	0.20%	0.20%	0.20%	0.20%

SOME INDICATORS ARE REVISED FROM INITIAL RELEASE

* Sources: Bloomberg Financial Markets

CITY OF TAMARAC
SCHEDULE OF INVESTMENTS
FOR THE MONTH ENDED MAR 2013

MATURITY DATE	SETTLEMENT DATE	YIELD	NEXT CALL DATE	TYPE OF INVESTMENT	PURCHASE PRICE	PAR VALUE	MARKET VALUE	MV % OF PORTFOLIO
TREASURER'S FUND 801								
Short Term Cash Investments								
Demand	Daily	0.230		SBA	82.40	82.40	82.40	0.00%
Demand	Daily	0.020		AIM Treasury MMF	38,779.97	38,779.97	38,779.97	0.04%
Demand	Daily	0.100		FLSAFE	32,903,703.86	32,903,703.86	32,903,703.86	31.18%
Demand	Daily	0.100		FLSAFE	1,020,000.81	1,020,000.81	1,020,000.81	0.97%
Demand	Daily	0.300		TD Bank	48,240,787.41	48,240,787.41	48,240,787.41	45.72%
Demand	Daily	0.020		Wells Fargo	900,001.30	900,001.30	900,001.30	0.85%
Total Short Term Investments					\$83,103,355.75	\$83,103,355.75	\$83,103,355.75	78.76%
QPD Certificates of Deposit								
09/18/13	09/18/12	0.203		Bank of America CD	1,546,000.00	1,546,000.00	1,546,000.00	1.47%
Total QPD Certificates of Deposit					\$1,546,000.00	\$1,546,000.00	\$1,546,000.00	1.47%
Government Agencies								
04/29/14	09/08/11	0.501		FHLMC	1,533,375.00	1,500,000.00	1,518,649.50	1.44%
09/22/14	09/08/11	0.589		FHLMC	1,004,840.00	1,000,000.00	1,007,408.00	0.95%
03/23/15	09/08/11	0.761		FNMA	517,245.00	500,000.00	513,540.00	0.49%
09/25/15	09/25/12	0.500	09/25/13	FHLMC (Callable-NC1yr1X)	1,000,000.00	1,000,000.00	1,001,017.00	0.95%
03/18/16	09/18/12	0.609	09/18/13	FNMA (Callable-Qtrly)	999,700.00	1,000,000.00	1,001,490.00	0.95%
Total Government Agencies					\$5,055,160.00	\$5,000,000.00	\$5,042,104.50	4.78%
Corporate Coupon Securities								
04/10/13	06/22/11	1.220		Met Life Global	\$1,069,296.25	\$1,000,000.00	\$1,000,941.00	0.95%
04/10/13	03/27/12	0.613		Met Life Global	\$1,569,795.00	\$1,500,000.00	\$1,501,411.50	1.42%
09/16/13	02/21/12	0.894		Gen Elec Cap CRP	\$1,015,250.00	\$1,000,000.00	\$1,006,314.00	0.95%
09/30/13	09/09/11	1.225		JPMORGAN CHASE	\$1,008,600.00	\$1,000,000.00	\$1,006,348.00	0.95%
01/07/14	06/18/12	1.060		Gen Elec Cap CRP	\$1,015,970.00	\$1,000,000.00	\$1,013,105.00	0.96%
06/01/14	11/17/11	1.700		JPMORGAN CHASE	\$1,073,000.00	\$1,000,000.00	\$1,045,041.00	0.99%
11/20/14	11/19/12	0.488		US BANCORP	\$1,047,520.00	\$1,000,000.00	\$1,039,083.00	0.98%
01/09/15	10/12/12	0.778		Gen Elec Cap CRP	\$1,030,430.00	\$1,000,000.00	\$1,025,481.00	0.97%
06/29/15	09/13/12	0.879		Met Life Global	\$1,022,600.00	\$1,000,000.00	\$1,021,139.00	0.97%
09/15/15	09/14/12	0.825		American Express Credit Co	\$1,056,980.00	\$1,000,000.00	\$1,045,572.00	0.99%
10/09/15	03/01/13	0.662	Make-Whole @ T + 10 bps	General Electric Co	\$1,004,850.00	\$1,000,000.00	\$1,003,336.00	0.95%
11/06/15	01/29/13	0.573		Caterpillar Financial Services	\$1,003,480.00	\$1,000,000.00	\$1,000,871.00	0.95%
05/10/16	02/08/13	0.841	Make-Whole @ T + 10 bps	Pepsico Inc.	\$1,053,160.00	\$1,000,000.00	\$1,051,865.00	1.00%
05/19/16	02/19/13	0.709	Make-Whole @ T + 7.5 bps	Google Inc.	\$1,045,400.00	\$1,000,000.00	\$1,043,880.00	0.99%
09/26/16	03/15/13	0.686		3M Company	\$1,024,050.00	\$1,000,000.00	\$1,024,131.00	0.97%
Total Corporate Coupon Securities					\$16,040,381.25	\$15,500,000.00	\$15,828,518.50	15.00%
Cash and Managed Portfolio		0.330%			\$105,744,897.00	\$105,149,355.75	\$105,519,978.75	100.00%

Bond Proceeds Investments (Series 2005)

CITY OF TAMARAC
SCHEDULE OF INVESTMENTS
FOR THE MONTH ENDED MAR 2013

MATURITY DATE	SETTLEMENT DATE	YIELD	NEXT CALL DATE	TYPE OF INVESTMENT	PURCHASE PRICE	PAR VALUE	MARKET VALUE	MV % OF PORTFOLIO
Demand	Various	0.100		FLSAFE	4,119,310.00	4,119,310.00	4,119,310.00	100.00%
Series 2005 Portfolio					\$4,119,310.00	\$4,119,310.00	\$4,119,310.00	100.00%
Total Bond, Note & Operational & Reserve Funds					\$109,864,207.00	\$109,268,665.75	\$109,639,288.75	

City of Tamarac Total Portfolio

Reports for the period: 03/01/2013 – 03/31/2013

City of Tamarac
7525 NW 88th Ave
Tamarac, FL 33321-2401

We urge you to compare the information contained in this periodic statement with the account statement(s) that you receive directly from the custodian that holds your account(s). Please notify us immediately if you identify any discrepancies or have any questions.

1



Davidson
Fixed Income Management
REGISTERED INVESTMENT ADVISER

City of Tamarac – Total Portfolio

Portfolio Characteristics – March 2013



Davidson
Fixed Income Management
REGISTERED INVESTMENT ADVISER

Portfolio Characteristics 03/31/2013

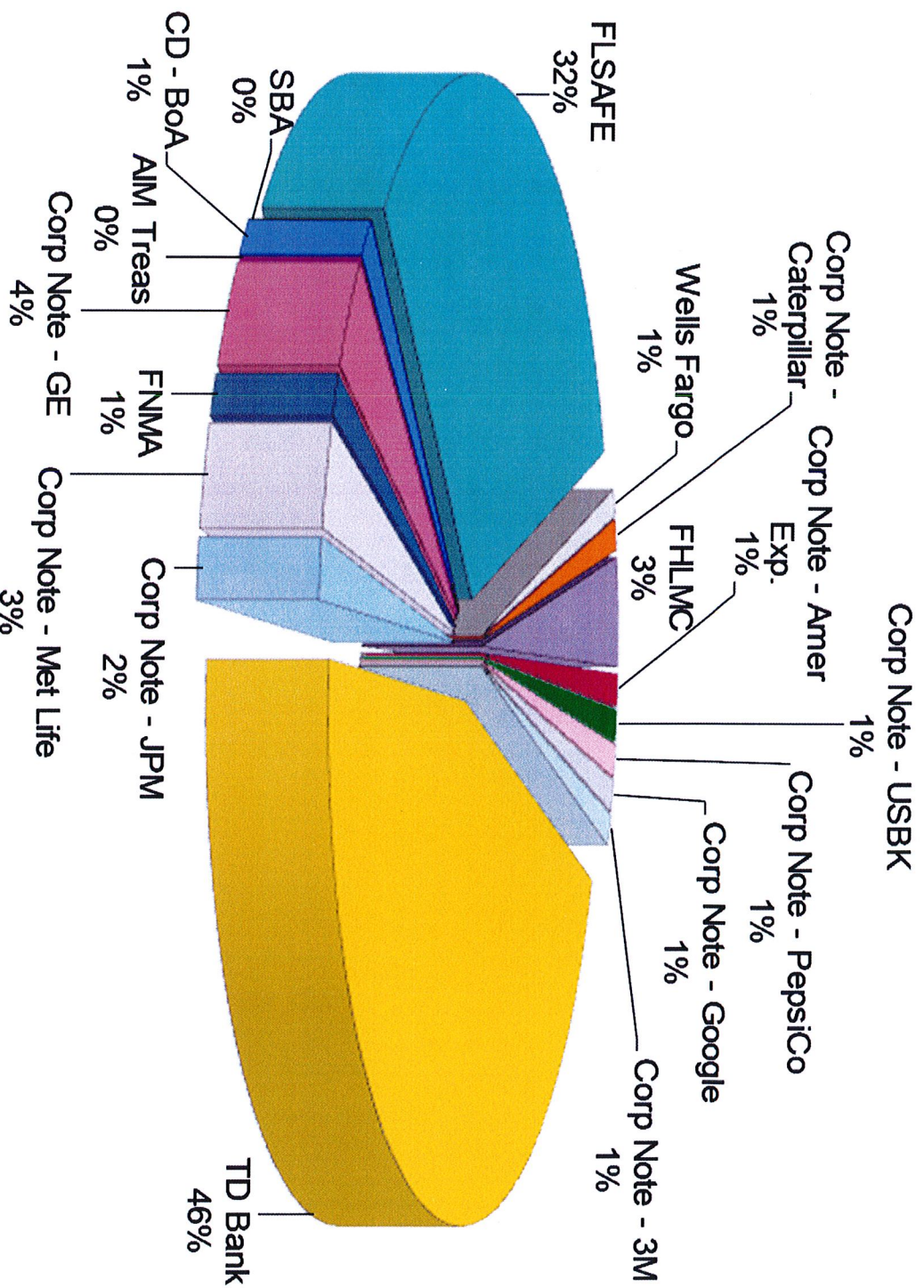
Par Value:	\$ 22,046,000
Market Value:	\$ 22,416,623
Book Value:	\$ 22,375,808
Liquid Balances:	\$ 83,103,356
Weighted Avg YTM/YTC:	0.33%
Weighted Avg Maturity/Call:	129 Days

City of Tamarac – Total Portfolio

Holdings Diversification – March 2013



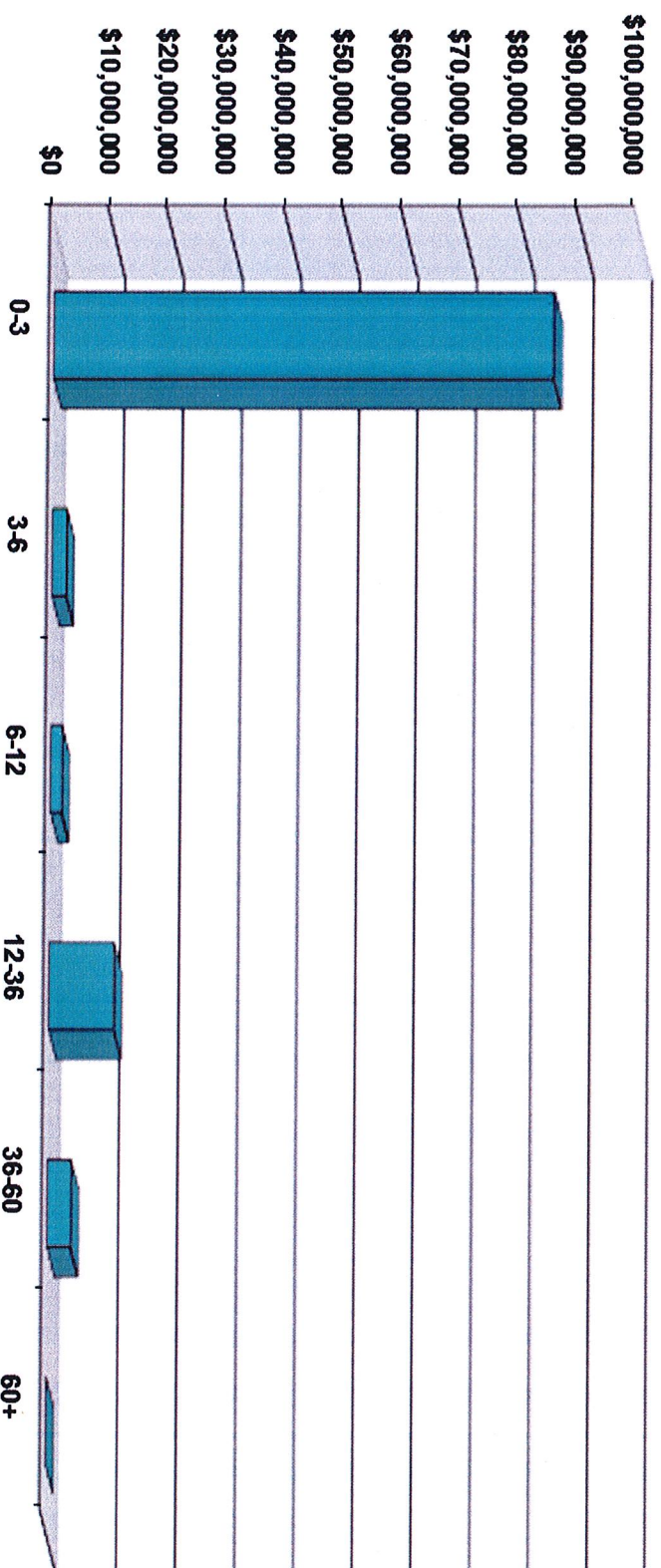
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Fixed Income Management
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City of Tamarac – Total Portfolio Maturity Distribution – March 2013



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Fixed Income Management
REGISTERED INVESTMENT ADVISER

Davidson Fixed Income Mgmt

Inv Details Merged Cash & Mgd
Portfolio Management
Portfolio Summary
March 31, 2013

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM/C 360 Equiv.	YTM/C 365 Equiv.
Managed Pool Accounts	83,103,355.75	83,103,355.75	83,103,355.75	78.79	1	1	0.212	0.215
Certificates of Deposit - Bank	1,546,000.00	1,546,000.00	1,546,000.00	1.47	365	170	0.200	0.203
Federal Agency Coupon Securities	5,000,000.00	5,042,104.50	5,025,342.03	4.76	1,115	695	0.558	0.566
Corporate Coupon Securities	15,500,000.00	15,828,518.50	15,804,465.51	14.98	864	615	0.856	0.868
Investments	105,149,355.75	105,519,978.75	105,479,163.29	100.00%	189	129	0.325	0.330
Cash and Accrued Interest								
Accrued Interest at Purchase		16,390.28	16,390.28					
Subtotal		16,390.28	16,390.28					
Total Cash and Investments	105,149,355.75	105,536,369.03	105,495,553.57		189	129	0.325	0.330
Total Earnings	March 31	Month Ending						
Current Year		29,119.88						

Mark Mason, Financial Services Director

Reporting period 03/01/2013-03/31/2013
Data Updated: SET_IM: 04/10/2013 11:08
Run Date: 04/10/2013 - 11:08

No fiscal year history available

Inv Details Merged Cash & Mgd Portfolio Management Portfolio Details - Investments March 31, 2013

Page 2

CUSIP	Investment #	Issuer	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	S&P	YTM/C 365	Days to Maturity
Managed Pool Accounts										
SYSTM00020	TMC0020	AIM ST INV TREASURY		38,779.97	38,779.97	38,779.97	0.020		0.020	1
SYSTM00014	TMC0014	FLSAFE		1,020,000.81	1,020,000.81	1,020,000.81	0.100	AAAM	0.100	1
SYSTM00015	TMC0015	FLSAFE		32,903,703.86	32,903,703.86	32,903,703.86	0.100	AAAM	0.100	1
SYSTM000140	TMC00140	FLORIDA SBA		82.40	82.40	82.40	0.230		0.230	1
SYSTM001	TMC01	TD BANK		48,240,787.41	48,240,787.41	48,240,787.41	0.300		0.300	1
SYSTM00150	TMC00150	Wells Fargo		900,001.30	900,001.30	900,001.30	0.020		0.020	1
Subtotal and Average				83,103,355.75	83,103,355.75	83,103,355.75			0.215	1
Certificates of Deposit - Bank										
SYSTM01100	TMC1100	BANK OF AMERICA	09/18/2012	1,546,000.00	1,546,000.00	1,546,000.00	0.200		0.203	170
Subtotal and Average				1,546,000.00	1,546,000.00	1,546,000.00			0.203	170
Federal Agency Coupon Securities										
3134G2CL4	TMC1030	FHLMC	09/08/2011	1,500,000.00	1,518,649.50	1,513,616.72	1.350	AA+	0.501	393
3134G2WG3	TMC1040	FHLMC	09/08/2011	1,000,000.00	1,007,408.00	1,002,349.21	0.750	AA+	0.589	539
3136FPGF8	TMC1035	FNMA	09/08/2011	500,000.00	513,540.00	509,630.15	1.750	AA+	0.761	721
3134G3L24	TMC1095	FHLMC (Callable - NC 1yr 1X)	09/25/2012	1,000,000.00	1,001,017.00	1,000,000.00	0.500	AA+	0.500	907
3135G0PA5	TMC1090	FNMA (Callable - Chty)	09/18/2012	1,000,000.00	1,001,490.00	999,745.95	0.600	AA+	0.609	1,082
Subtotal and Average				5,000,000.00	5,042,104.50	5,025,342.03			0.566	695
Corporate Coupon Securities										
592179JG1	TMC1015	MET LIFE GLOBAL	06/22/2011	1,000,000.00	1,000,941.00	1,000,962.45	5.125	AA-	1.220	9
592179JG1	TMC1070	MET LIFE GLOBAL	03/27/2012	1,500,000.00	1,501,411.50	1,501,684.06	5.125	AA-	0.613	9
36962G4Q4	TMC1065	GEN ELEC CAP CRP	02/21/2012	1,000,000.00	1,006,314.00	1,004,453.54	1.875	AA+	0.894	168
46623EJD2	TMC1025	JPMORGAN CHASE	09/09/2011	1,000,000.00	1,006,348.00	1,002,077.46	1.650	A	1.225	182
36962G4X9	TMC1075	GEN ELEC CAP CRP	06/18/2012	1,000,000.00	1,013,105.00	1,007,885.01	2.100	AA+	1.060	281
46625HHN3	TMC1060	JPMORGAN CHASE	11/17/2011	1,000,000.00	1,045,041.00	1,033,544.86	4.650	A	1.700	426
91159HGT1	TMC1110	US BANCORP	11/19/2012	1,000,000.00	1,039,083.00	1,038,820.08	2.875	A+	0.488	598
36962G5M2	TMC1105	GEN ELEC CAP CRP	10/12/2012	1,000,000.00	1,025,481.00	1,024,057.42	2.150	AA+	0.778	648
592179JG1	TMC1080	MET LIFE GLOBAL	09/13/2012	1,000,000.00	1,021,139.00	1,018,151.89	1.700	AA-	0.879	819
0258M0DA4	TMC1085	AMER EXPRESS CREDIT CO	09/14/2012	1,000,000.00	1,045,672.00	1,046,596.04	2.750	A-	0.825	897
369604BE2	TMC1130	GENERAL ELECTRIC CO	03/01/2013	1,000,000.00	1,003,336.00	1,004,694.88	0.850	AA+	0.662	921
14912L5H0	TMC1115	CATERPILLAR FINANCIAL SER	01/29/2013	1,000,000.00	1,000,871.00	1,003,263.59	0.700	A	0.573	949
713448BT4	TMC1120	PEPSICO INC	02/08/2013	1,000,000.00	1,051,865.00	1,050,756.01	2.500	A-	0.841	1,135
38259PAC6	TMC1125	GOOGLE INC.	02/19/2013	1,000,000.00	1,043,880.00	1,043,770.26	2.125	AA	0.709	1,144
88579YAD3	TMC1135	3M COMPANY	03/15/2013	1,000,000.00	1,024,131.00	1,023,747.96	1.375	AA-	0.686	1,277

Data Updated: SET IM: 04/10/2013 11:08
Run Date: 04/10/2013 - 11:08

**Inv Details Merged Cash & Mgd
Portfolio Management
Portfolio Details - Investments
March 31, 2013**

Page 3

CUSIP	Investment #	Issuer	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	S&P	YTM/C 365 Maturity	Days to Maturity
				Subtotal and Average	15,500,000.00	15,828,518.50			0.868	615
				Total and Average	105,149,355.75	105,519,978.75			0.330	129

Data Updated: SET_JM: 04/10/2013 11:08
Run Date: 04/10/2013 - 11:08

Portfolio TMRC
AP
PM (PRF_PM2) SymRept 6.42

City of Tamarac Managed Portfolio

Reports for the period: 03/01/2013 – 03/31/2013

City of Tamarac
7525 NW 88th Ave
Tamarac, FL 33321-2401

We urge you to compare the information contained in this periodic statement with the account statement(s) that you receive directly from the custodian that holds your account(s). Please notify us immediately if you identify any discrepancies or have any questions.

1



Davidson
Fixed Income Management
REGISTERED INVESTMENT ADVISER

City of Tamarac – Managed Portfolio Account Review – March 2013



Davidson
Fixed Income Management
REGISTERED INVESTMENT ADVISER

- Appointed Investment Advisor: April 2003
- City of Tamarac: Mark Mason, Financial Services Director
- Davidson Fixed Income Management Account Managers: Julie Hughes, Glenn Scott
- Investment Objectives:
 - Safety: Investments will place the highest priority on the safety of principal.
 - Liquidity: Investments shall remain sufficiently liquid to ensure sufficient cash flows for current operational needs.
 - Yield: Investments will be managed to optimize investment income after the requirements for safety and liquidity have been met.

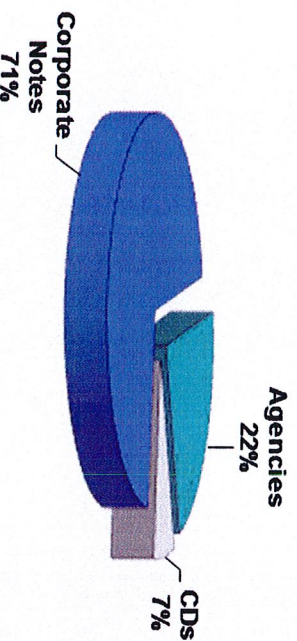
Performance Information (01/01/2013 – 03/31/2013)

<u>Tamarac - Mgd Portfolio</u> ¹	<u>ML 1-3 Yr</u> ³
BV Return (Yield) ²	0.73%
	0.26%

1. Performance numbers are net of advisory fees.
2. BV Rate of Return (Income) = Earned Interest +/- Realized Gain/Loss +/- Amortization.
3. Merrill Lynch Index reflects an average of the month-end yield only, and is not a total return performance calculation.

Past performance of the City of Tamarac portfolio does not guarantee future results.

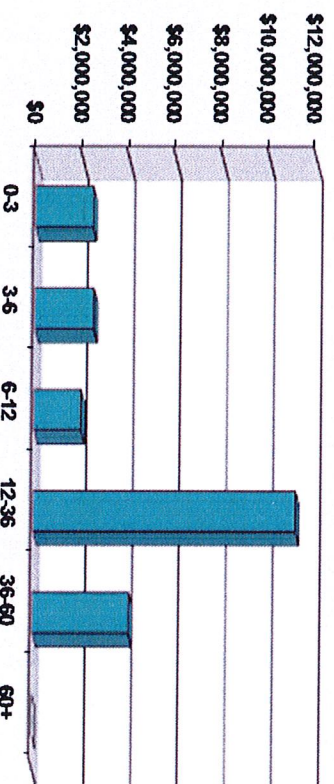
Portfolio Diversification



Portfolio Characteristics 03/31/2013

Par Value:	\$	22,046,000
Market Value:	\$	22,416,623
Book Value:	\$	22,375,808
Weighted Avg YTM/YTC:		0.75%
Weighted Avg Maturity/Call:		20 Months

Maturity Distribution

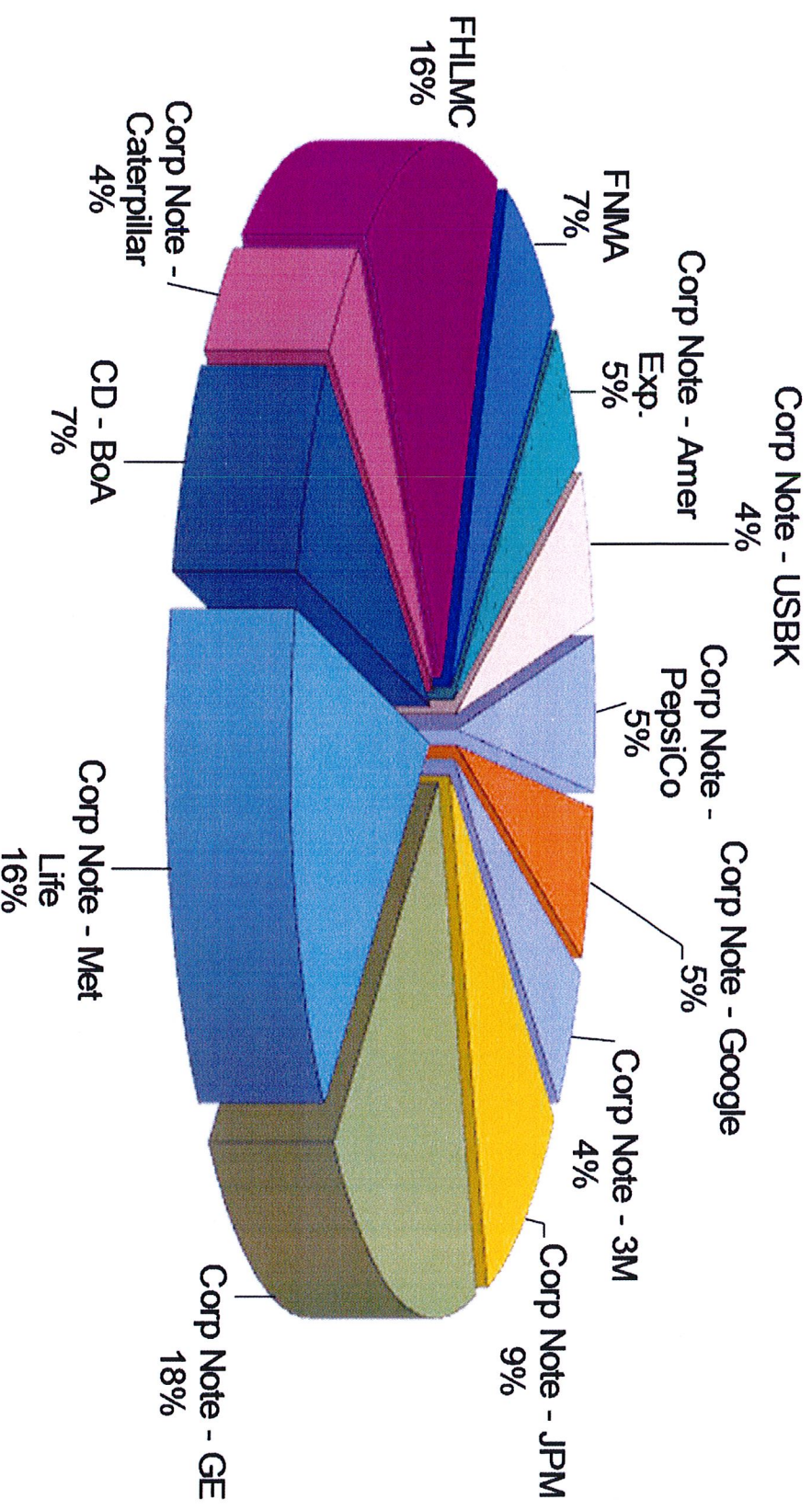


City of Tamarac – Managed Portfolio

Holdings Diversification – March 2013



Davidson
Fixed Income Management
REGISTERED INVESTMENT ADVISER





Davidson
Fixed Income Management
REGISTERED INVESTMENT ADVISER

Davidson Fixed Income Mgmt

Tamarac - Managed Portfolio
Portfolio Management
Portfolio Summary
March 31, 2013

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM/C 360 Equiv.	YTM/C 365 Equiv.
Certificates of Deposit - Bank	1,546,000.00	1,546,000.00	1,546,000.00	6.91	365	170	0.200	0.203
Federal Agency Coupon Securities	5,000,000.00	5,042,104.50	5,025,342.03	22.46	1,115	695	0.558	0.566
Corporate Coupon Securities	15,500,000.00	15,828,518.50	15,804,465.51	70.63	864	615	0.856	0.868
Investments	22,046,000.00	22,416,623.00	22,375,807.54	100.00%	886	602	0.744	0.754
Cash and Accrued Interest								
Accrued Interest at Purchase		16,390.28	16,390.28					
Subtotal		16,390.28	16,390.28					
Total Cash and Investments	22,046,000.00	22,433,013.28	22,392,197.82		886	602	0.744	0.754
Total Earnings	March 31	Month Ending						
Current Year		13,849.52						

Mark Mason, Financial Services Director

Reporting period 03/01/2013-03/31/2013
Data Updated: FUNDSNAP: 04/10/2013 10:49
Run Date: 04/10/2013 - 10:49

No fiscal year history available

Tamarac - Managed Portfolio

Portfolio Management

Portfolio Details - Investments

March 31, 2013

Page 2

CUSIP	Investment #	Issuer	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	S&P	YTM/C 365	Days to Maturity	Maturity Date
Certificates of Deposit - Bank											
SVSTMC1100	TMC1100	BANK OF AMERICA	09/18/2012	1,546,000.00	1,546,000.00	1,546,000.00	0.200		0.203	170	09/18/2013
Subtotal and Average				1,546,000.00	1,546,000.00	1,546,000.00	0.200		0.203	170	
Federal Agency Coupon Securities											
3134G2CL4	TMC1030	FHLMC	09/08/2011	1,500,000.00	1,518,649.50	1,513,616.72	1.350	AA+	0.501	393	04/29/2014
3134G2WG3	TMC1040	FHLMC	09/08/2011	1,000,000.00	1,007,408.00	1,002,349.21	0.750	AA+	0.589	539	09/22/2014
3136FPGF8	TMC1035	FNMA	09/08/2011	500,000.00	513,540.00	509,630.15	1.750	AA+	0.761	721	03/23/2015
3134G3L24	TMC1095	FHLMC (Callable - NC1yr 1X)	09/25/2012	1,000,000.00	1,001,017.00	1,000,000.00	0.500	AA+	0.500	907	09/25/2015
3135G0PA5	TMC1090	FNMA (Callable - Cnty)	09/18/2012	1,000,000.00	1,001,490.00	999,745.95	0.600	AA+	0.609	1,082	03/18/2016
Subtotal and Average				5,000,000.00	5,042,104.50	5,025,342.03			0.566	695	
Corporate Coupon Securities											
592179JG1	TMC1015	MET LIFE GLOBAL	06/22/2011	1,000,000.00	1,000,941.00	1,000,962.45	5.125	AA-	1.220	9	04/10/2013
592179JG1	TMC1070	MET LIFE GLOBAL	03/27/2012	1,500,000.00	1,501,411.50	1,501,684.06	5.125	AA-	0.613	9	04/10/2013
36962G4C4	TMC1065	GEN ELEC CAP CRP	02/21/2012	1,000,000.00	1,006,314.00	1,004,453.54	1.875	AA+	0.894	168	09/16/2013
46623EJD2	TMC1025	JPMORGAN CHASE	09/09/2011	1,000,000.00	1,006,348.00	1,002,077.46	1.650	A	1.225	182	09/30/2013
36962G4X9	TMC1075	GEN ELEC CAP CRP	06/18/2012	1,000,000.00	1,013,105.00	1,007,885.01	2.100	AA+	1.060	281	01/07/2014
46625HHN3	TMC1060	JPMORGAN CHASE	11/17/2011	1,000,000.00	1,045,041.00	1,033,544.86	4.650	A	1.700	426	06/01/2014
91159HGT1	TMC1110	US BANCORP	11/19/2012	1,000,000.00	1,039,083.00	1,038,820.08	2.875	A+	0.488	598	11/20/2014
36962G5M2	TMC1105	GEN ELEC CAP CRP	10/12/2012	1,000,000.00	1,025,481.00	1,024,057.42	2.150	AA+	0.778	648	01/09/2015
592177G4V1	TMC1080	MET LIFE GLOBAL	09/13/2012	1,000,000.00	1,021,139.00	1,018,151.89	1.700	AA-	0.879	819	06/29/2015
0256M0DA4	TMC1085	AMER EXPRESS CREDIT CO	03/01/2012	1,000,000.00	1,045,572.00	1,046,596.04	2.750	A-	0.825	897	09/15/2015
369604BE2	TMC1130	GENERAL ELECTRIC CO	09/14/2013	1,000,000.00	1,003,336.00	1,004,694.88	0.850	AA+	0.662	921	10/09/2015
14912L5H0	TMC1115	CATERPILLAR FINANCIAL SER	01/29/2013	1,000,000.00	1,000,871.00	1,003,263.59	0.700	A	0.573	949	11/06/2015
713448BT4	TMC1120	PEPSICO INC	02/08/2013	1,000,000.00	1,051,865.00	1,050,756.01	2.500	A-	0.841	1,135	05/10/2016
38259PAC6	TMC1125	GOOGLE INC.	02/19/2013	1,000,000.00	1,043,880.00	1,043,770.26	2.125	AA	0.709	1,144	05/19/2016
88579YAD3	TMC1135	3M COMPANY	03/15/2013	1,000,000.00	1,024,131.00	1,023,747.96	1.375	AA-	0.666	1,277	09/29/2016
Subtotal and Average				15,500,000.00	15,828,518.50	15,804,465.51			0.868	615	
Total and Average				22,046,000.00	22,416,623.00	22,375,807.54			0.754	602	



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Tamarac - Managed Portfolio
Purchases Report
Sorted by Fund - Fund
March 1, 2013 - March 31, 2013

CUSIP	Investment #	Fund	Sec. Type	Issuer	Original Par Value	Purchase Date	Payment Periods	Principal Purchased	Accrued Interest at Purchase	Rate at Purchase	Maturity Date	YTM 365	Ending Book Value
Tamarac - Managed Portfolio													
369604BE2	TMC1130	100	MC1	GEC	1,000,000.00	03/01/2013	04/09 - 10/09	1,004,850.00	3,352.78	0.850	10/09/2015	0.662	1,004,694.88
88579YAD3	TMC1135	100	MC1	MMM	1,000,000.00	03/15/2013	03/29 - 09/29	1,024,050.00	Received	1.375	09/29/2016	0.686	1,023,747.96
				Subtotal	2,000,000.00			2,028,900.00	3,352.78				2,028,442.84
				Total Purchases	2,000,000.00			2,028,900.00	3,352.78				2,028,442.84

Received = Accrued Interest at Purchase was received by report ending date.

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No fiscal year history available



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Tamarac - Managed Portfolio
Realized Gains and Losses
Sorted By Maturity/Sale/Call Date
Sales/Calls/Maturities: March 1, 2013 - March 31, 2013

Investment #	Inv. Type	Purchase Date	Par Value	Sale Date	Days Held	Book Value	Maturity/Sale Proceeds	Realized Gain/Loss	Total Earnings	Total Net Earnings	Total Yield
No Sales or Maturities			0.00		0	0.00	0.00	0.00	0.00	0.00	



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Tamarac - Managed Portfolio

Received Interest

Sorted by Issuer

Received March 1, 2013 - March 31, 2013

Issuer	CUSIP	Investment #	Security Type	Par Value	Current Rate	Date Due	Date Received	Amount Due	Interest Amount Received	Variance
AMER EXPRESS CREDIT CO	0258MODA4	TMC1085	MC1	1,000,000.00	2.750	03/15/2013	03/15/2013	13,750.00	13,750.00	-
							Subtotal	13,750.00	13,750.00	-
FHLMC	3134G2WG3	TMC1040	FAC	1,000,000.00	0.750	03/22/2013	03/22/2013	3,750.00	3,750.00	-
							Subtotal	3,750.00	3,750.00	-
FHLMC (Callable - NC1yr 1X)	3134G3L24	TMC1095	FAC	1,000,000.00	0.500	03/25/2013	03/25/2013	2,500.00	2,500.00	-
							Subtotal	2,500.00	2,500.00	-
FNMA	3136FPGF8	TMC1035	FAC	500,000.00	1.750	03/23/2013	03/23/2013	4,375.00	4,375.00	-
							Subtotal	4,375.00	4,375.00	-
FNMA (Callable - Qrtly)	3135G0PA5	TMC1090	FAC	1,000,000.00	0.600	03/18/2013	03/18/2013	3,000.00	3,000.00	-
							Subtotal	3,000.00	3,000.00	-
GEN ELEC CAP CRP	36962G4Q4	TMC1065	MC1	1,000,000.00	1.875	03/16/2013	03/16/2013	9,375.00	9,375.00	-
							Subtotal	9,375.00	9,375.00	-
JPMORGAN CHASE	46623EJD2	TMC1025	MC1	1,000,000.00	1.650	03/30/2013	03/30/2013	8,250.00	8,250.00	-
							Subtotal	8,250.00	8,250.00	-
3M COMPANY	88579YAD3	TMC1135	MC1	1,000,000.00	1.375	03/29/2013	03/29/2013	6,875.00	6,875.00	-
							Subtotal	6,875.00	6,875.00	-
							Total	51,875.00	51,875.00	
							Total Cash Overpayment	0.00		
							Total Cash Shortfall	0.00		

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Tamarac - Managed Portfolio
Accrued Interest
Sorted by Fund - Fund
March 1, 2013 - March 31, 2013

CUSIP	Investment #	Security Type	Par Value	Maturity Date	Current Rate	* Beginning Accrued Interest	Adjusted Acc'd Int. at Purchase During Period	Interest Earned	Interest Received	* Ending Accrued Interest
Tamarac - Managed Portfolio										
0258MODA4	TMC1085	MC1	1,000,000.00	09/15/2015	2.750	12,680.56	0.00	2,291.66	13,750.00	1,222.22
SYSTMTC1100	TMC1100	BCD	1,546,000.00	09/18/2013	0.200	1,408.58	0.00	266.25	0.00	1,674.83
14912L5H0	TMC1115	MC1	1,000,000.00	11/06/2015	0.700	622.22	0.00	583.33	0.00	1,205.55
3134G2CL4	TMC1030	FAC	1,500,000.00	04/29/2014	1.350	6,862.50	0.00	1,687.50	0.00	8,550.00
3134G2WG3	TMC1040	FAC	1,000,000.00	09/22/2014	0.750	3,312.50	0.00	625.00	3,750.00	187.50
3134G3L24	TMC1095	FAC	1,000,000.00	09/25/2015	0.500	2,166.67	0.00	416.66	2,500.00	83.33
3136FPGF8	TMC1035	FAC	500,000.00	03/23/2015	1.750	3,840.28	0.00	729.16	4,375.00	194.44
3135G0PA5	TMC1090	FAC	1,000,000.00	03/18/2016	0.600	2,716.67	0.00	500.00	3,000.00	216.67
36962G4Q4	TMC1065	MC1	1,000,000.00	09/16/2013	1.875	8,593.75	0.00	1,562.50	9,375.00	781.25
36962G4X9	TMC1075	MC1	1,000,000.00	01/07/2014	2.100	3,150.00	0.00	1,750.00	0.00	4,900.00
36962G5M2	TMC1105	MC1	1,000,000.00	01/09/2015	2.150	3,105.56	0.00	1,791.66	0.00	4,897.22
369604BE2	TMC1130	MC1	1,000,000.00	10/09/2015	0.850	0.00	0.00	708.33	0.00	708.33
38259PAC6	TMC1125	MC1	1,000,000.00	05/19/2016	2.125	708.33	0.00	1,770.84	0.00	2,479.17
46623EJD2	TMC1025	MC1	1,000,000.00	09/30/2013	1.650	6,920.83	0.00	1,375.00	8,250.00	45.83
46625HHN3	TMC1060	MC1	1,000,000.00	06/01/2014	4.850	11,625.00	0.00	3,875.00	0.00	15,500.00
592179JG1	TMC1015	MC1	1,000,000.00	04/10/2013	5.125	20,072.92	0.00	4,270.83	0.00	24,343.75
592179JG1	TMC1070	MC1	1,500,000.00	04/10/2013	5.125	30,109.38	0.00	6,406.25	0.00	36,515.63
592179AV1	TMC1080	MC1	1,000,000.00	06/29/2015	1.700	2,927.78	0.00	1,416.66	0.00	4,344.44
88579YAD3	TMC1135	MC1	1,000,000.00	09/29/2016	1.375	0.00	0.00	611.11	534.72	76.39
713448BT4	TMC1120	MC1	1,000,000.00	05/10/2016	2.500	1,597.22	0.00	2,083.34	0.00	3,680.56
91159HGT1	TMC1110	MC1	1,000,000.00	11/20/2014	2.875	8,065.97	0.00	2,395.84	0.00	10,461.81
	Subtotal		22,046,000.00			130,486.72	0.00	37,116.92	45,534.72	122,068.92
	Total		22,046,000.00			130,486.72	0.00	37,116.92	45,534.72	122,068.92

* Beginning Accrued may not include investments that redeemed in the previous month that had outstanding accrued interest.

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Tamarac - Managed Portfolio
Interest Earnings
Sorted by Fund - Fund
March 1, 2013 - March 31, 2013
Yield on Average Book Value

CUSIP	Investment #	Fund	Issuer	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Annualized		Adjusted Interest Earnings			
								Rate	Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings	
Fund: Tamarac - Managed Portfolio													
3134G2CL4	TMC1030	100	FHLMC	1,500,000.00	1,514,669.56	1,514,109.18	04/29/2014	1.350	0.494	1,687.50	-1,052.84	634.66	
3134G2WG3	TMC1040	100	FHLMC	1,000,000.00	1,002,481.94	1,002,411.29	09/22/2014	0.750	0.578	625.00	-132.73	492.27	
3136FPGF8	TMC1035	100	FNMA	500,000.00	510,035.91	509,819.94	03/23/2015	1.750	0.747	729.16	-405.76	323.40	
3135G0PA5	TMC1090	100	FNMACQ	1,000,000.00	999,738.81	999,742.61	03/18/2016	0.600	0.597	500.00	7.14	507.14	
3134G3L24	TMC1095	100	FHLMC1	1,000,000.00	1,000,000.00	1,000,000.00	09/25/2015	0.500	0.491	416.66	0.00	416.66	
SVSTMC1100	TMC1100	100	BOA	1,546,000.00	1,546,000.00	1,546,000.00	09/18/2013	0.200	0.203	266.25	0.00	266.25	
36962G4Q4	TMC1065	100	GE	1,000,000.00	1,005,263.27	1,004,832.29	09/16/2013	1.875	0.882	1,562.50	-809.73	752.77	
36962G4X9	TMC1075	100	GE	1,000,000.00	1,008,742.08	1,008,285.90	01/07/2014	2.100	1.043	1,750.00	-857.07	892.93	
36962G5M2	TMC1105	100	GE	1,000,000.00	1,025,188.65	1,024,586.54	01/09/2015	2.150	0.759	1,791.66	-1,131.23	660.43	
46625HHN3	TMC1060	100	JPM	1,000,000.00	1,035,940.92	1,034,665.60	06/01/2014	4.650	1.683	3,875.00	-2,396.06	1,478.94	
46623EJD2	TMC1025	100	JPM	1,000,000.00	1,002,425.64	1,002,240.69	09/30/2013	1.650	1.206	1,375.00	-348.18	1,026.82	
59217GAV1	TMC1080	100	MET	1,000,000.00	1,018,825.84	1,018,467.13	06/29/2015	1.700	0.859	1,416.66	-673.95	742.71	
592179JG1	TMC1070	100	MET	1,500,000.00	1,507,297.60	1,504,309.75	04/10/2013	5.125	0.620	6,406.25	-5,613.54	792.71	
592179JG1	TMC1015	100	MET	1,000,000.00	1,004,170.61	1,002,463.04	04/10/2013	5.125	1.248	4,270.83	-3,208.16	1,062.67	
91159HGT1	TMC1110	100	USB	1,000,000.00	1,040,797.34	1,039,744.93	11/20/2014	2.875	0.474	2,395.84	-1,977.26	418.58	
0258MODA4	TMC1085	100	APX	1,000,000.00	1,048,177.35	1,047,335.69	09/15/2015	2.750	0.799	2,291.66	-1,581.31	710.35	
14912LSH0	TMC1115	100	CAT	1,000,000.00	1,003,368.30	1,003,312.57	11/06/2015	0.700	0.562	583.33	-104.71	478.62	
713448BT4	TMC1120	100	PEP	1,000,000.00	1,052,116.76	1,051,392.49	05/10/2016	2.500	0.809	2,083.34	-1,360.75	722.59	
38259PAC6	TMC1125	100	GOOG	1,000,000.00	1,044,934.36	1,044,314.76	05/19/2016	2.125	0.684	1,770.84	-1,164.10	606.74	
369604BE2	TMC1130	100	GEC	1,000,000.00	0.00	1,004,767.44	10/09/2015	0.850	0.648	708.33	-155.12	553.21	
88579YAD3	TMC1135	100	MMM	1,000,000.00	0.00	561,483.25	09/29/2016	1.375	0.648	611.11	-302.04	309.07	
	Subtotal			22,046,000.00	20,370,174.94	21,924,285.07			0.744	37,116.92	-23,267.40	13,849.52	
	Total			22,046,000.00	20,370,174.94	21,924,285.07			0.744	37,116.92	-23,267.40	13,849.52	

Tamarac - Managed Portfolio
Portfolio Management
Interest Earnings Summary
March 31, 2013

March 31 Month Ending

Fiscal Year To Date

CD/Coupon/Discount Investments:			
Interest Collected	45,534.72	639,811.66	
Plus Accrued Interest at End of Period	197,679.13	197,679.13	
Less Accrued Interest at Beginning of Period	(206,096.93)	(211,968.75)	
Less Accrued Interest at Purchase During Period	(0.00)	(0.00)	
Interest Earned during Period	37,116.92	625,522.04	
Adjusted by Premiums and Discounts	-23,267.40	-394,606.54	
Adjusted by Capital Gains or Losses	0.00	0.00	
Earnings during Periods	13,849.52	230,915.50	
Pass Through Securities:			
Interest Collected	0.00	0.00	
Plus Accrued Interest at End of Period	0.00	0.00	
Less Accrued Interest at Beginning of Period	(0.00)	(0.00)	
Less Accrued Interest at Purchase During Period	(0.00)	(0.00)	
Interest Earned during Period	0.00	0.00	
Adjusted by Premiums and Discounts	0.00	0.00	
Adjusted by Capital Gains or Losses	0.00	0.00	
Earnings during Periods	0.00	0.00	
Cash/Checking Accounts:			
Interest Collected	0.00	0.00	
Plus Accrued Interest at End of Period	0.00	0.00	
Less Accrued Interest at Beginning of Period	(0.00)	(0.00)	
Interest Earned during Period	0.00	0.00	
Total Interest Earned during Period	37,116.92	625,522.04	
Total Adjustments from Premiums and Discounts	-23,267.40	-394,606.54	
Total Capital Gains or Losses	0.00	0.00	
Total Earnings during Period	13,849.52	230,915.50	



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Tamarac - Managed Portfolio Amortization Schedule March 1, 2013 - March 31, 2013 Sorted By Fund - Fund

Investment #	Fund	Maturity Date	Beginning Par Value	Purchase Principal	Original Premium or Discount	Ending Book Value	Amounts Amortized And Unamortized As of 03/01/2013	Amount Amortized This Period	Amt Amortized Through 03/31/2013	Amount Unamortized Through 03/31/2013
Tamarac - Managed Portfolio										
TMC1085	100	09/15/2015	1,000,000.00	1,056,980.00	56,980.00	1,046,596.04	-8,802.65	-1,581.31	-10,383.96	46,596.04
AMER EXPRESS CREDIT CO			2,750				48,177.35			
TMC1115	100	11/06/2015	1,000,000.00	1,003,480.00	3,480.00	1,003,263.59	-111.70	-104.71	-216.41	3,263.59
CATERPILLAR FINANCIAL			0.700				3,368.30			
TMC1030	100	04/29/2014	1,500,000.00	1,533,375.00	33,375.00	1,513,616.72	-18,705.44	-1,052.84	-19,758.28	13,616.72
FHLMC			1,350				14,669.56			
TMC1040	100	09/22/2014	1,000,000.00	1,004,840.00	4,840.00	1,002,349.21	-2,358.06	-132.73	-2,490.79	2,349.21
FHLMC			0.750				2,481.94			
TMC1035	100	03/23/2015	500,000.00	517,245.00	17,245.00	509,630.15	-7,209.09	-405.76	-7,614.85	9,630.15
FNMA			1,750				10,035.91			
TMC1090	100	03/18/2016	1,000,000.00	999,700.00	-300.00	999,745.95	38.81	7.14	45.95	-254.05
FNMA (Callable - Qtrly)			0.600				-261.19			
TMC1065	100	09/16/2013	1,000,000.00	1,015,250.00	15,250.00	1,004,453.54	-9,986.73	-809.73	-10,796.46	4,453.54
GEN ELEC CAP CRP			1,875				5,263.27			
TMC1075	100	01/07/2014	1,000,000.00	1,015,970.00	15,970.00	1,007,885.01	-7,227.92	-857.07	-8,084.99	7,885.01
GEN ELEC CAP CRP			2,100				8,742.08			
TMC1105	100	01/09/2015	1,000,000.00	1,030,430.00	30,430.00	1,024,057.42	-5,241.35	-1,131.23	-6,372.58	24,057.42
GEN ELEC CAP CRP			2,150				25,188.65			
TMC1130	100	10/09/2015	1,000,000.00	1,004,850.00	4,850.00	1,004,694.88	0.00	-155.12	-155.12	4,694.88
GENERAL ELECTRIC CO			0.850				4,850.00			
TMC1125	100	05/19/2016	1,000,000.00	1,045,400.00	45,400.00	1,043,770.26	-465.64	-1,164.10	-1,629.74	43,770.26
GOOGLE INC.			2,125				44,934.36			
TMC1025	100	09/30/2013	1,000,000.00	1,008,600.00	8,600.00	1,002,077.46	-6,174.36	-348.18	-6,522.54	2,077.46
JPMORGAN CHASE			1,650				2,425.64			
TMC1060	100	06/01/2014	1,000,000.00	1,073,000.00	73,000.00	1,033,544.86	-37,059.08	-2,396.06	-39,455.14	33,544.86
JPMORGAN CHASE			4,650				35,940.92			
TMC1015	100	04/10/2013	1,000,000.00	1,069,296.25	69,296.25	1,000,962.45	-65,125.64	-3,208.16	-68,333.80	962.45
MET LIFE GLOBAL			5,125				4,170.61			
TMC1070	100	04/10/2013	1,500,000.00	1,569,795.00	69,795.00	1,501,684.06	-62,497.40	-5,613.54	-68,110.94	1,684.06
MET LIFE GLOBAL			5,125				7,297.60			
TMC1080	100	06/29/2015	1,000,000.00	1,022,600.00	22,600.00	1,018,151.89	-3,774.16	-673.95	-4,448.11	18,151.89
MET LIFE GLOBAL			1,700				18,825.84			
TMC1135	100	09/29/2016	1,000,000.00	1,024,050.00	24,050.00	1,023,747.96	0.00	-302.04	-302.04	23,747.96
3M COMPANY			1,375				24,050.00			

Data Updated: FUNDSNAP: 04/10/2013 10:49
Run Date: 04/10/2013 - 10:49

No fiscal year history available

Tamarac - Managed Portfolio
Amortization Schedule
March 1, 2013 - March 31, 2013

Page 2

Investment #	Fund	Maturity Date	Beginning Par Value	Purchase Principal	Original Premium or Discount	Ending Book Value	Amounts Amortized And Unamortized As of 03/31/2013	Amount Amortized This Period	Am't Amortized Through 03/31/2013	Amount Unamortized Through 03/31/2013
Tamarac - Managed Portfolio										
TMC1120	100	05/10/2016	1,000,000.00	1,053,160.00	53,160.00	1,050,756.01	-1,043.24	-1,360.75	-2,403.99	50,756.01
PEPSICO INC			2,500				52,116.76			
TMC1110	100	11/20/2014	1,000,000.00	1,047,520.00	47,520.00	1,038,820.08	-6,722.66	-1,977.26	-8,699.92	38,820.08
US BANCORP			2,875				40,797.34			
			Subtotal	20,095,541.25	595,541.25	19,829,807.54	-242,466.31	-23,267.40	-265,733.71	329,807.54
			Total	20,095,541.25	595,541.25	19,829,807.54	-242,466.31	-23,267.40	-265,733.71	329,807.54
							353,074.94			



Davidson
Fixed Income Management
REGISTERED INVESTMENT ADVISER

Davidson Fixed Income Mgmt

Tamarac - Managed Portfolio
GASB 40 Report
Sorted by Fund
Through 03/31/2013

Security ID	Investment Issuer	Par Value	Book Value	Market Value	Reported Value	S&P	Moody's	% of Current Portfolio	Yield	Days to Maturity	Maturity Date	Modified Duration
Tamarac - Managed Portfolio												
592179UG1	TMC1015 MET LIFE GLOBAL	1,000,000.00	1,000,962.45	1,000,941.00	1,000,941.00	AA-	Aa3	4.47	4.932	9	04/10/2013	0.024
592179UG1	TMC1070 MET LIFE GLOBAL	1,500,000.00	1,501,684.06	1,501,411.50	1,501,411.50	AA-	Aa3	6.70	4.932	9	04/10/2013	0.024
36962G4Q4	TMC1065 GEN ELEC CAP CRP	1,000,000.00	1,004,453.54	1,006,314.00	1,006,314.00	AA+	A1	4.49	0.608	168	09/16/2013	0.460
SYSTMCI100	TMC1100 BANK OF AMERICA	1,546,000.00	1,546,000.00	1,546,000.00	1,546,000.00	AA+		6.90	0.200	170	09/18/2013	0.465 †
46623EJD2	TMC1025 JPMORGAN CHASE	1,000,000.00	1,002,077.46	1,006,348.00	1,006,348.00	A	Aa3	4.49	0.378	182	09/30/2013	0.498
36962G4X9	TMC1075 GEN ELEC CAP CRP	1,000,000.00	1,007,885.01	1,013,105.00	1,013,105.00	AA+	A1	4.52	0.387	281	01/07/2014	0.760
3134G2CL4	TMC1030 FHLMC	1,500,000.00	1,513,616.72	1,518,649.50	1,518,649.50	AA+	Aaa	6.78	0.195	393	04/29/2014	1.066
46625HHN3	TMC1060 JPMORGAN CHASE	1,000,000.00	1,033,544.86	1,045,041.00	1,045,041.00	A	Aa3	4.66	0.766	426	06/01/2014	1.129
3134G2WG3	TMC1040 FHLMC	1,000,000.00	1,002,349.21	1,007,408.00	1,007,408.00	AA+	Aaa	4.49	0.247	539	09/22/2014	1.467
91159HGT1	TMC1110 US BANCORP	1,000,000.00	1,038,820.08	1,039,083.00	1,039,083.00	A+	Aa3	4.64	0.474	598	11/20/2014	1.591
36962G5M2	TMC1105 GEN ELEC CAP CRP	1,000,000.00	1,024,057.42	1,025,481.00	1,025,481.00	AA+	A1	4.58	0.701	648	01/09/2015	1.735
3136FPGF8	TMC1035 FNMA	500,000.00	509,630.15	513,540.00	513,540.00	AA+	Aaa	2.29	0.374	721	03/23/2015	1.948
59217GAV1	TMC1080 MET LIFE GLOBAL	1,000,000.00	1,018,151.89	1,021,139.00	1,021,139.00	AA-	Aa3	4.56	0.749	819	06/29/2015	2.195
0258MODA4	TMC1085 AMER EXPRESS CREDIT CO	1,000,000.00	1,046,596.04	1,045,572.00	1,045,572.00	A-	A2	4.66	0.870	897	09/15/2015	2.380
3134G3L24	TMC1095 FHLMC (Callable - NC1yr 1X)	1,000,000.00	1,000,000.00	1,001,017.00	1,001,017.00	AA+	Aaa	4.47	0.459	907	09/25/2015	2.464
369604BE2	TMC1130 GENERAL ELECTRIC CO	1,000,000.00	1,004,694.88	1,003,336.00	1,003,336.00	AA+	Aa3	4.48	0.716	921	10/09/2015	2.481
14912L5H0	TMC1115 CATERPILLAR FINANCIAL SER	1,000,000.00	1,003,263.59	1,000,871.00	1,000,871.00	A	A2	4.47	0.666	949	11/06/2015	2.562
3135G0PA5	TMC1090 FNMA (Callable - Cnty)	1,000,000.00	999,745.95	1,001,490.00	1,001,490.00	AA+	Aaa	4.47	0.549	1,082	03/18/2016	2.933
713448BT4	TMC1120 PEPSICO INC	1,000,000.00	1,050,756.01	1,051,865.00	1,051,865.00	A-	Aa3	4.69	0.807	1,135	05/10/2016	2.973
38259PAC6	TMC1125 GOOGLE INC.	1,000,000.00	1,043,770.26	1,043,880.00	1,043,880.00	AA	Aa2	4.66	0.707	1,144	05/19/2016	3.016
88579YAD3	TMC1135 3M COMPANY	1,000,000.00	1,023,747.96	1,024,131.00	1,024,131.00	AA-	Aa2	4.57	0.675	1,277	09/29/2016	3.412
Subtotal		22,046,000.00	22,375,807.54	22,416,623.00	22,416,623.00			100.04	1.033	602		1.614 †
Report Total		22,046,000.00	22,375,807.54	22,416,623.00	22,416,623.00			100.04	1.033	602		1.6146 †

† = Duration can not be calculated on these investments due to incomplete Market price data.

City of Tamarac Cash Portfolio

Reports for the period: 03/01/2013 – 03/31/2013

City of Tamarac
7525 NW 88th Ave
Tamarac, FL 33321-2401

We urge you to compare the information contained in this periodic statement with the account statement(s) that you receive directly from the custodian that holds your account(s). Please notify us immediately if you identify any discrepancies or have any questions.

1



Davidson
Fixed Income Management
REGISTERED INVESTMENT ADVISER

City of Tamarac – Cash Portfolio Account Review – March 2013



Davidson
Fixed Income Management
REGISTERED INVESTMENT ADVISER

- Appointed Investment Advisor: April 2003
- City of Tamarac: Mark Mason, Financial Services Director
- Davidson Fixed Income Management Account Managers: Julie Hughes, Glenn Scott
- Investment Objectives:
 - Safety: Investments will place the highest priority on the safety of principal.
 - Liquidity: Investments shall remain sufficiently liquid to ensure sufficient cash flows for current operational needs.
 - Yield: Investments will be managed to optimize investment income after the requirements for safety and liquidity have been met.

Performance Information (01/01/2013 – 03/31/2013)

Tamarac - Cash¹ S&P LGIP²

BV Return (Yield)² 0.26% 0.07%

¹ BV Rate of Return (Income) = Earned Interest +/- Realized Gain/Loss +/- Amortization.
² Source Bloomberg (LGIP 30D Index).

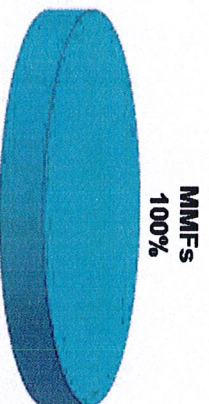
Past performance of the City of Tamarac portfolio does not guarantee future results.

Portfolio Characteristics 03/31/2013

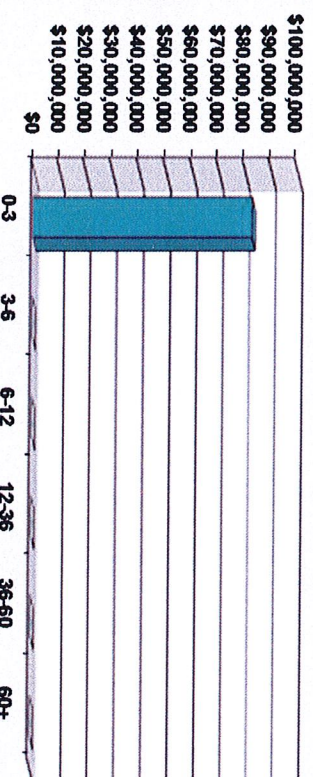
Liquid Balances: \$ 83,103,356

Weighted Avg YTM/YTC: 0.22%
Weighted Avg Maturity/Call: 1 Day

Portfolio Diversification



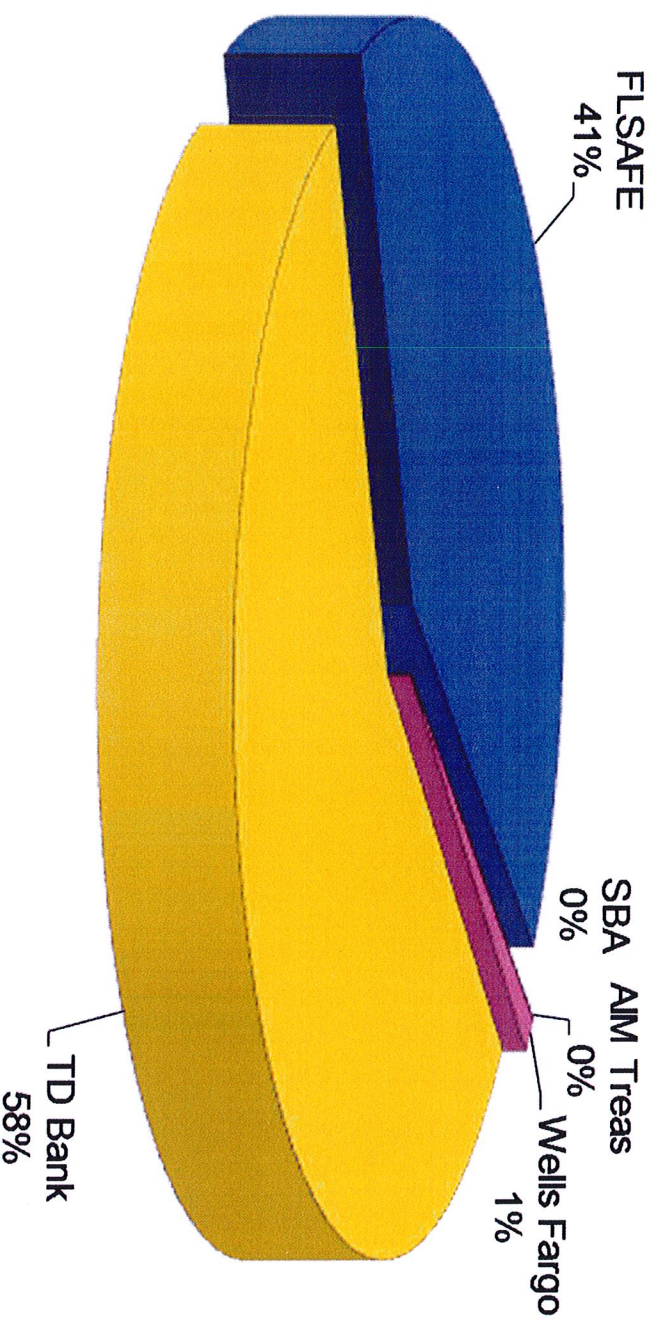
Maturity Distribution



City of Tamarac – Cash Portfolio Holdings Diversification – March 2013



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Tamarac - Cash Portfolio
Portfolio Management
Portfolio Summary
March 31, 2013

Investments	Par	Market	Book	% of	Term	Days to	YTM/C	YTM/C
	Value	Value	Value				360 Equiv.	365 Equiv.
Managed Pool Accounts	83,103,355.75	83,103,355.75	83,103,355.75	100.00	1	1	0.212	0.215
Investments	83,103,355.75	83,103,355.75	83,103,355.75	100.00%	1	1	0.212	0.215
Total Earnings	March 31 Month Ending							
Current Year	15,270.36							

Mark Mason, Financial Services Director

Reporting period 03/01/2013-03/31/2013
Data Updated: FUNDSNAP: 04/10/2013 11:04
Run Date: 04/10/2013 - 11:04

No fiscal year history available

Tamarac - Cash Portfolio
Portfolio Management
Portfolio Details - Investments
March 31, 2013

Page 2

CUSIP	Investment #	Issuer	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	S&P	YTM/C 365	Days to Maturity	Maturity Date
Managed Pool Accounts											
SYSTMCO020	TMC0020	AIM ST INV TREASURY		38,779.97	38,779.97	38,779.97	0.020		0.020	1	
SYSTMCO014	TMC0014	FLSAFE		1,020,000.81	1,020,000.81	1,020,000.81	0.100	AAAM	0.100	1	
SYSTMCO015	TMC0015	FLSAFE		32,903,703.86	32,903,703.86	32,903,703.86	0.100	AAAM	0.100	1	
SYSTMCO0140	TMC00140	FLORIDA SBA		82.40	82.40	82.40	0.230		0.230	1	
SYSTMCO1	TMC01	TD BANK		48,240,787.41	48,240,787.41	48,240,787.41	0.300		0.300	1	
SYSTMCO0150	TMC00150	Wells Fargo		900,001.30	900,001.30	900,001.30	0.020		0.020	1	
				Subtotal and Average	83,103,355.75	83,103,355.75			0.215	1	
				Total and Average	83,103,355.75	83,103,355.75			0.215	1	

Data Updated: FUNDSNAP: 04/10/2013 11:04
Run Date: 04/10/2013 - 11:04

Portfolio TMRC
AP
PM (PRF_PW2) SymRpt 6.42



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Tamarac - Cash Portfolio
Realized Gains and Losses
Sorted By Maturity/Sale/Call Date
Sales/Calls/Maturities: March 1, 2013 - March 31, 2013

Investment #	Inv. Type	Purchase Date	Par Value	Sale Date	Days Held Term	Book Value	Maturity/Sale Proceeds	Realized Gain/Loss	Total Earnings	Total Net Earnings	Total Yield 365
No Sales or Maturities			0.00		0	0.00	0.00	0.00	0.00	0.00	



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Tamarac - Cash Portfolio

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Received Interest

Sorted by Issuer

Received March 1, 2013 - March 31, 2013

Issuer	CUSIP	Investment #	Security Type	Par Value	Current Rate	Date Received	Interest Amount Received
Cash Accounts							
AIM ST INV TREASURY	SYSTMCO020	TMC0020	LA1	38,779.97	0.020	03/01/2013	35.04
						Subtotal	35.04
FLSAFE	SYSTMCO014	TMC0014	LA1	1,021,744.12	0.100	03/01/2013	75.22
						03/01/2013	2,422.76
						Subtotal	2,497.98
FLORIDA SBA	SYSTMCO0140	TMC00140	LA1	82.38	0.230	03/01/2013	0.02
						Subtotal	0.02
Wells Fargo	SYSTMCO0150	TMC00150	LA1	900,001.30	0.020	03/31/2013	13.38
						Subtotal	13.38
							13.38



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Tamarac - Cash Portfolio
Accrued Interest
Sorted by Fund - Fund
March 1, 2013 - March 31, 2013

CUSIP	Investment #	Security Type	Par Value	Maturity Date	Current Rate	* Beginning Accrued Interest	Adjusted Acc'd Int. at Purchase During Period	Interest Earned	Interest Received	* Ending Accrued Interest
Tamarac - Cash Portfolio										
SYSTM00020	TMC0020	LA1	38,779.97		0.020	35.04	0.00	5.47	35.04	5.47
SYSTM00014	TMC0014	LA1	1,020,000.81		0.100	75.22	0.00	83.18	75.22	83.18
SYSTM00015	TMC0015	LA1	32,903,703.86		0.100	2,422.76	0.00	2,682.43	2,422.76	2,682.43
SYSTM000140	TMC00140	LA1	82.40		0.230	0.02	0.00	0.02	0.02	0.02
SYSTM001	TMC01	LA1	48,240,787.41		0.300	11,534.44	0.00	12,484.36	0.00	24,018.80
SYSTM000150	TMC00150	LA1	900,001.30		0.020	13.38	0.00	14.90	13.38	14.90
Subtotal			83,103,355.75			14,080.86	0.00	15,270.36	2,546.42	26,804.80
Total			83,103,355.75			14,080.86	0.00	15,270.36	2,546.42	26,804.80

* Beginning Accrued may not include investments that redeemed in the previous month that had outstanding accrued interest.

Data Updated: FUNDSNAP: 04/10/2013 11:04

Run Date: 04/10/2013 - 11:04



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Tamarac - Cash Portfolio
Interest Earnings
Sorted by Fund - Fund
March 1, 2013 - March 31, 2013
Yield on Average Book Value

CUSIP	Investment #	Fund	Issuer	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Annualized Rate	Yield	Adjusted Interest Earnings			
										Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings	
Fund: Tamarac - Cash Portfolio													
SYSTMCO0140	TMC00140	150	FLSBA	82.40	82.38	82.38		0.230	0.286	0.02	0.00	0.02	
SYSTMCO014	TMC0014	150	FLSAFE	1,020,000.81	1,021,744.12	1,021,687.88		0.100	0.096	83.18	0.00	83.18	
SYSTMCO015	TMC0015	150	FLSAFE	32,903,703.86	32,901,021.43	32,901,107.96		0.100	0.096	2,682.43	0.00	2,682.43	
SYSTMCO020	TMC0020	150	AIMT	38,779.97	1,840,587.99	321,968.32		0.020	0.020	5.47	0.00	5.47	
SYSTMCO1	TMC01	150	TDBK	48,240,787.41	50,300,911.98	49,164,722.71		0.300	0.289	12,484.36	0.00	12,484.36	
SYSTMCO0150	TMC00150	150	WFB	900,001.30	849,245.61	877,079.38		0.020	0.020	14.90	0.00	14.90	
Subtotal				83,103,355.75	86,913,593.51	84,286,648.63			0.213	15,270.36	0.00	15,270.36	
Total				83,103,355.75	86,913,593.51	84,286,648.63			0.213	15,270.36	0.00	15,270.36	

Tamarac - Cash Portfolio Portfolio Management Interest Earnings Summary

March 31, 2013

		March 31 Month Ending	Fiscal Year To Date
CD/Coupon/Discount Investments:			
Interest Collected	0.00	0.00	
Plus Accrued Interest at End of Period	0.00	0.00	
Less Accrued Interest at Beginning of Period	(0.00)	(0.00)	
Less Accrued Interest at Purchase During Period	(0.00)	(0.00)	
Interest Earned during Period	0.00	0.00	
Adjusted by Premiums and Discounts	0.00	0.00	
Adjusted by Capital Gains or Losses	0.00	0.00	
Earnings during Periods	0.00	0.00	
Pass Through Securities:			
Interest Collected	0.00	0.00	
Plus Accrued Interest at End of Period	0.00	0.00	
Less Accrued Interest at Beginning of Period	(0.00)	(0.00)	
Less Accrued Interest at Purchase During Period	(0.00)	(0.00)	
Interest Earned during Period	0.00	0.00	
Adjusted by Premiums and Discounts	0.00	0.00	
Adjusted by Capital Gains or Losses	0.00	0.00	
Earnings during Periods	0.00	0.00	
Cash/Checking Accounts:			
Interest Collected	2,546.42	187,760.04	
Plus Accrued Interest at End of Period	26,804.80	26,804.80	
Less Accrued Interest at Beginning of Period	(14,080.86)	(11,571.36)	
Interest Earned during Period	15,270.36	202,993.48	
Total Interest Earned during Period	15,270.36	202,993.48	
Total Adjustments from Premiums and Discounts	0.00	0.00	
Total Capital Gains or Losses	0.00	0.00	



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REGISTERED INVESTMENT ADVISER

Davidson Fixed Income Mgmt

Tamarac - Cash Portfolio
GASB 40 Report
Sorted by Fund
Through 03/31/2013

Security ID	Investment Issuer	Par Value	Book Value	Market Value	Reported Value	S&P	Moody's	% of Current Portfolio	Yield	Days to Maturity	Maturity Date	Modified Duration
Tamarac - Cash Portfolio												
SYSTMCO014	TMC0014 FLSAFE	1,020,000.81	1,020,000.81	1,020,000.81	1,020,000.81	AAAM		1.23	0.100	1		0.000
SYSTMCO015	TMC0015 FLSAFE	32,903,703.86	32,903,703.86	32,903,703.86	32,903,703.86	AAAM		39.59	0.100	1		0.000
SYSTMCO0140	TMC00140 FLORIDA SBA	82.40	82.40	82.40	82.40			0.00	0.230	1		0.000
SYSTMCO1	TMC01 TD BANK	48,240,787.41	48,240,787.41	48,240,787.41	48,240,787.41			58.05	0.300	1		0.000
SYSTMCO020	TMC0020 AIM ST INV/TREASURY	38,779.97	38,779.97	38,779.97	38,779.97			0.05	0.020	1		0.000
SYSTMCO0150	TMC00150 Wells Fargo	900,001.30	900,001.30	900,001.30	900,001.30			1.08	0.020	1		0.000
	Subtotal	83,103,355.75	83,103,355.75	83,103,355.75	83,103,355.75			100.00	0.215	1		0.000
	Report Total	83,103,355.75	83,103,355.75	83,103,355.75	83,103,355.75			100.00	0.215	1		0.00000

City of Tamarac Series 2005 Bond Project Fund Account

Reports for the period: 03/01/2013 – 03/31/2013

City of Tamarac
7525 NW 88th Ave
Tamarac, FL 33321-2401

We urge you to compare the information contained in this periodic statement with the account statement(s) that you receive directly from the custodian that holds your account(s). Please notify us immediately if you identify any discrepancies or have any questions.

1



Davidson
Fixed Income Management
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City of Tamarac

2005 Bond Project Fund Account Review – March 2013



Davidson
Fixed Income Management
REGISTERED INVESTMENT ADVISER

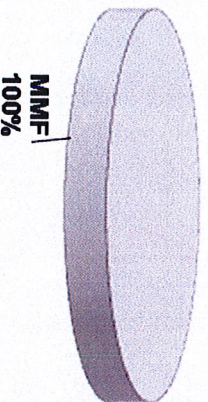
- Appointed Investment Advisor: April 2003
- City of Tamarac: Mark Mason, Financial Services Director
- Davidson Fixed Income Management Account Managers: Julie Hughes, Glenn Scott
- Investment Objectives:
 - Safety: Investments will place the highest priority on the safety of principal.
 - Liquidity: Investments shall remain sufficiently liquid to ensure sufficient cash flows for current operational needs.
 - Yield: Investments will be managed to optimize investment income after the requirements for safety and liquidity have been met.

Performance Information (01/01/2013 – 03/31/2013)

2005 Bond Fund ¹	S&P L GIP ²	ML 1-3 Yr ³
BV Return (Yield) ²	0.10%	0.07%
		0.26%

1. BV Rate of Return (Income) = Earned Interest \div Realized Gain/Loss \div Amortization.
 2. Source Bloomberg (L GIP 30D Index).
 3. Merrill Lynch Index reflects an average of the month-end yield only, and is not a total return performance calculation.
 Past performance of the City of Tamarac portfolio does not guarantee future results.

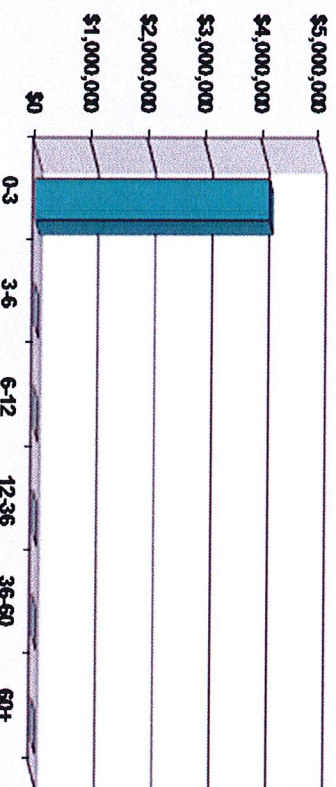
Portfolio Diversification



Portfolio Characteristics 03/31/2013

Par Value:	\$	-
Market Value:	\$	-
Book Value:	\$	-
Liquid Balances:	\$	4,119,310
Weighted Avg YTM/YTC:		0.10%
Weighted Avg Maturity/Call:		1 Day

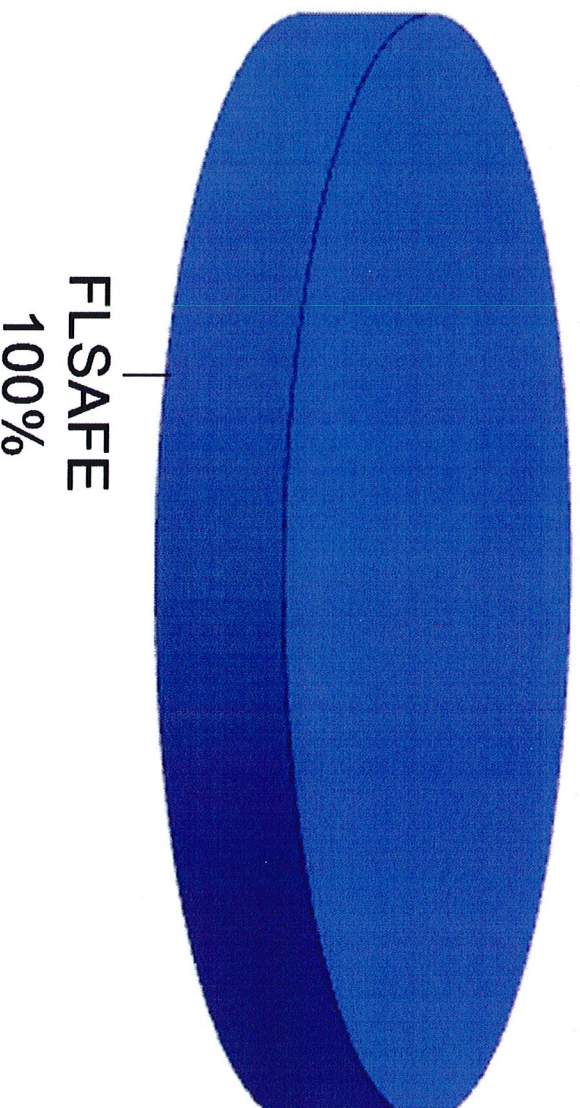
Maturity Distribution



City of Tamarac - 2005 Bond Project Fund Holdings Diversification – March 2013



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FLSAFE
100%



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Series 2005 Bond Fund
Portfolio Management
Portfolio Summary
March 31, 2013

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM/C 360 Equiv.	YTM/C 365 Equiv.
Managed Pool Accounts	4,119,309.61	4,119,309.61	4,119,309.61	100.00	1	1	0.099	0.100
Investments	4,119,309.61	4,119,309.61	4,119,309.61	100.00%	1	1	0.099	0.100
Total Earnings	March 31 Month Ending							
Current Year	335.94							

Mark Mason, Financial Services Director

Reporting period 03/01/2013-03/31/2013
Data Updated: FUNDSNAP: 04/10/2013 10:21
Run Date: 04/10/2013 - 10:22

No fiscal year history available

**Series 2005 Bond Fund
Portfolio Management
Portfolio Details - Investments
March 31, 2013**

Page 2

CUSIP	Investment #	Issuer	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	S&P	YTM/C 365 Days to Maturity
Managed Pool Accounts									
SYSTEMC0010	TMC0010	FLSAFE		4,119,309.61	4,119,309.61	4,119,309.61	0.100	AAAM	0.100
SYSTEMC02	TMC02	TD BANK		0.00	0.00	0.00	0.300		0.300
		Subtotal and Average		<u>4,119,309.61</u>	<u>4,119,309.61</u>	<u>4,119,309.61</u>			<u>0.100</u>
		Total and Average		4,119,309.61	4,119,309.61	4,119,309.61			0.100
									1



Davidson
Fixed Income Management
REGISTERED INVESTMENT ADVISER

Davidson Fixed Income Mgmt

Series 2005 Bond Fund
Realized Gains and Losses
Sorted By Maturity/Sale/Call Date
Sales/Calls/Maturities: March 1, 2013 - March 31, 2013

Investment #	Inv. Type	Purchase Date	Par Value	Sale Date	Days Held	Book Value	Maturity/Sale Proceeds	Realized Gain/Loss	Total Earnings	Total Net Earnings
Issuer			Current Rate	Maturity Date	Term					Yield 365
No Sales or Maturities			0.00		0	0.00	0.00	0.00	0.00	0.00

Data Updated: FUNDSNAP: 04/10/2013 10:21
Run Date: 04/10/2013 - 10:22

No fiscal year history available



Davidson
Fixed Income Management
REGISTERED INVESTMENT ADVISER

Davidson Fixed Income Mgmt

Series 2005 Bond Fund
Received Interest
Sorted by Issuer
Received March 1, 2013 - March 31, 2013

Issuer	CUSIP	Investment #	Security Type	Par Value	Current Rate	Date Received	Interest Amount Received
Cash Accounts							
FLSAFE	SYSTMCO010	TMC0010	LA1	4,117,147.18	0.100	03/01/2013	303.10
			Subtotal				303.10
			Total				303.10



Davidson
Fixed Income Management
REGISTERED INVESTMENT ADVISER

Davidson Fixed Income Mgmt

Series 2005 Bond Fund
Accrued Interest
Sorted by Fund - Fund
March 1, 2013 - March 31, 2013

CUSIP	Investment #	Security Type	Par Value	Maturity Date	Current Rate	* Beginning Accrued Interest	Adjusted Acc'd Int. at Purchase During Period	Interest Earned	Interest Received	* Ending Accrued Interest
Series 2005 Bond Fund										
SYSTMCC010	TMCC010	LA1	4,119,309.61		0.100	303.10	0.00	335.94	303.10	335.94
		Subtotal	4,119,309.61			303.10	0.00	335.94	303.10	335.94
		Total	4,119,309.61			303.10	0.00	335.94	303.10	335.94

* Beginning Accrued may not include investments that redeemed in the previous month that had outstanding accrued interest.

Data Updated: FUNDSNAP: 04/10/2013 10:21

Run Date: 04/10/2013 - 10:22

Portfolio TMRC

AP

AI (PRF_AI) SymRept 6.42

Report Ver. 5.00



REGISTERED INVESTMENT ADVISER

Davidson Fixed Income Mgmt

Data Updated: FUND SNAP: 04/10/2013 10:21
Run Date: 04/10/2013 - 10:22

No fiscal year history available

Series 2005 Bond Fund
Portfolio Management
Interest Earnings Summary
March 31, 2013

	March 31 Month Ending	Fiscal Year To Date
CD/Coupon/Discount Investments:		
Interest Collected	0.00	0.00
Plus Accrued Interest at End of Period	0.00	0.00
Less Accrued Interest at Beginning of Period	(0.00)	(0.00)
Less Accrued Interest at Purchase During Period	(0.00)	(0.00)
Interest Earned during Period	0.00	0.00
Adjusted by Premiums and Discounts	0.00	0.00
Adjusted by Capital Gains or Losses	0.00	0.00
Earnings during Periods	0.00	0.00
Pass Through Securities:		
Interest Collected	0.00	0.00
Plus Accrued Interest at End of Period	0.00	0.00
Less Accrued Interest at Beginning of Period	(0.00)	(0.00)
Less Accrued Interest at Purchase During Period	(0.00)	(0.00)
Interest Earned during Period	0.00	0.00
Adjusted by Premiums and Discounts	0.00	0.00
Adjusted by Capital Gains or Losses	0.00	0.00
Earnings during Periods	0.00	0.00
Cash/Checking Accounts:		
Interest Collected	303.10	4,972.78
Plus Accrued Interest at End of Period	339.96	339.96
Less Accrued Interest at Beginning of Period	(307.12)	(263.97)
Interest Earned during Period	335.94	5,048.77
Total Interest Earned during Period	335.94	5,048.77
Total Adjustments from Premiums and Discounts	0.00	0.00
Total Capital Gains or Losses	0.00	0.00
Total Earnings during Period	335.94	5,048.77



Series 2005 Bond Fund
GASB 40 Report
Sorted by Fund
Through 03/31/2013

Security ID	Investment Issuer	Par Value	Book Value	Market Value	Reported Value	S&P	Moody's	% of Current Portfolio	Yield	Days to Maturity	Maturity Date	Modified Duration
Series 2005 Bond Fund												
SYSTMCO010	TMC0010	FLSAFE										
			4,119,309.61	4,119,309.61	4,119,309.61	AAAM		100.00	0.100	1		0.000
		Subtotal	4,119,309.61	4,119,309.61	4,119,309.61			100.00	0.100	1		0.000
		Report Total	4,119,309.61	4,119,309.61	4,119,309.61			100.00	0.100	1		0.00000



Title - 9:00 A.M.

9:00 A.M.

ATTACHMENTS:

Name:

Description:

No Attachments Available



Title - TR12338 - Tamarac Commerce Center II - Plat

A Resolution of the City Commission of the City of Tamarac, Florida, issuing Development Order No. 341 and granting Plat approval for the "Tamarac Commerce Center II Plat", as requested by Leigh R. Kerr of Leigh Robinson Kerr and Associates, Inc., Designated Agent for the Property Owner, IIT Tamarac Commerce Center II, LLC., to allow for 110,000 square feet of industrial use; for the property located on a 7.7± acre parcel, on the west side of Nob Hill Road, just south of NW 67th Street; (Case No. 1-P-13); providing for execution of said plat; providing for conflicts; providing for severability; and providing for an effective date.

ATTACHMENTS:

Name:

Description:

📎 [1305001m - Tamarac Commerce Center II Plat Memo.pdf](#)

TR12338-Tamarac Commerce Center II Memo

📎 [TR12338reso Tamarac Commerce II Plat.doc](#)

TR12338-Tamarac Commerce Center - Resolution

📎 [TR12338-Tamarac Commerce II - Plat Justification Letter.pdf](#)

TR12338-Tamarac Commerce Center II - Plat Justification Letter

📎 [Exhibit 1 - Development Review Status Sheet.doc](#)

TR12338-Tamarac Commerce Center II - Plat Exhibit 1

📎 [TR12338-Tamarac Commerce Center-Site Location Map.pdf](#)

TR12338-Tamarac Commerce Center II Site Location Map

CITY OF TAMARAC
INTEROFFICE MEMORANDUM 13-05-001M
COMMUNITY DEVELOPMENT DEPARTMENT

TO:	Michael C. Cernech, City Manager	DATE:	May 8, 2013
FROM:	Jennifer K. Bramley, Director of Community Development	RE:	Tamarac Commerce Center II – Plat
		CASE#:	1-P-13 TEMP. RESO. NO. 12338
		MF#:	01-11

RECOMMENDATION: The Director of Community Development recommends that the City Commission approve the Plat application for the development of 110,000 square feet of industrial use in conjunction with the Tamarac Commerce Center II warehouse project at its May 22, 2013 meeting.

ISSUE: Leigh R. Kerr/Leigh Robinson Kerr & Associates, Inc., the designated agent for the property owner, IIT Tamarac Commerce Center II, LLC, is requesting plat approval for a 7.7± acre parcel of land located on the west side of Nob Hill Road, just south of NW 67th Street for 110,000 sq. ft. of industrial use.

PUBLIC NOTIFICATION: Section 2-370 of the Code of Ordinances requires that all property owners within 400 feet of the subject property be notified of this application. To that end 23 property owners were notified for this petition.

BACKGROUND: The subject parcel is vacant and zoned Light Industry (LI-1). The area surrounding the subject parcel to the north, south and west are also zoned LI-1 with existing industrial uses to the north, and the City's Public Services Complex to the south. The area west of the subject parcel is a wetland and maintenance easement. On the east side of McNab Road lies the Colony West Golf Course.

The subject parcel is currently unplatted. In order to facilitate development on the parcel, platting of the site is required under City and County regulations.

ANALYSIS: The development of the site with industrial uses is consistent with its zoning designation of LI-1 and it is also compatible with the area's surrounding industrial uses. The plat is restricted to 110,000 sq. ft. of industrial use. Commercial/retail or stand-alone office uses are not permitted without the approval of the Board of County Commissioners, who shall review and address these uses for increased impacts. Furthermore, industrial buildings would be restricted to no more than 30% ancillary office per bay or single tenant building.

This application is tracking with a New Development Site Plan application (5-SP-13) for the development of a 105,177 sq. ft. Class "A" warehouse building.

The plat shows a 30' wide roadway, ingress, egress and drainage easement at the southern end of the parcel, and 3,001 sq. ft. of additional right-of-way to be dedicated to the public for road and road-related purposes along the eastern boundary of the parcel.

The future developer of this site would be responsible for the mitigation of impacts of the proposed development on public services and facilities through the payment of applicable impact fees.

Approval of the Plat in keeping with the Policies of the City's Comprehensive Plan specifically Policy 1.4. The Goals, Objectives and Policies (GOP's) of the Future Land Use Element of the Comprehensive Plan and specifically Policy 1.4 state the following;

Policy 1.4 *The Community Development Department will continue to review land use plan amendments, zoning amendments, site plans, and plat approval requests for compatibility with adjacent land uses as currently required in the Code of Ordinances. The Land Development Code revisions should address criteria to be used in reviews for determining whether there is compatibility among adjacent land uses. The Community Development Department will continue to review the Planning Commission Board agendas of surrounding cities to identify land use proposals, which might affect the City of Tamarac.*

The proposed amendment supports Goal #5, "A Vibrant Community" by revitalizing our community within the City's light industrial districts.

FISCAL IMPACT: The application is being funded by an application/processing fee.

RECOMMENDATION: Staff has determined that the proposed Plat for 110,000 square feet of industrial use in conjunction with the construction of a 105,177 sq. ft. Class "A" warehouse building is consistent with the City's Comprehensive Plan. Therefore, staff recommends that the City Commission approve the proposed Plat application at its May 22, 2013 meeting.

INTERVENING ACTION: At its May 1, 2013 meeting, the Planning Board voted unanimously, 3-0 (Hubert Klombers and James Griffin were absent and excused) to forward a favorable recommendation for the Tamarac Commerce Center II - Plat application, Case No. 1-P-13, to the City Commission at its May 22, 2013 meeting.



Jennifer K. Bramley,
Director of Community Development

Attachments: Temporary Resolution No. 12338
Petitioner's Justification Letter
Exhibit 1 – Development Review Sheet
Site Location Map
Proposed Plat

JKB/FLZ/alg

CITY OF TAMARAC, FLORIDA

RESOLUTION NO. R-2013-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, ISSUING DEVELOPMENT ORDER NO. 341 AND GRANTING PLAT APPROVAL FOR THE "TAMARAC COMMERCE CENTER II PLAT", AS REQUESTED BY LEIGH R. KERR OF LEIGH ROBINSON KERR AND ASSOCIATES, INC., DESIGNATED AGENT FOR THE PROPERTY OWNER, IIT TAMARAC COMMERCE CENTER II, LLC, TO ALLOW FOR 110,000 SQAURE FEET OF INDUSTRIAL USE; FOR THE PROPERTY LOCATED ON A 7.7± ACRE PARCEL, ON THE WEST SIDE OF NOB HILL ROAD, JUST SOUTH OF NW 67TH STREET; (CASE NO. 1-P-13); PROVIDING FOR EXECUTION OF SAID PLAT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a plat application has been submitted by Leigh R. Kerr of Leigh Robinson Kerr and Associates, Inc., designated agent for the property owner, IIT Tamarac Commerce Center II, LLC., for approval by the City of Tamarac; and

WHEREAS, pursuant to the instructions of the City Commission of Tamarac, Florida, a public meeting has been advertised in accordance with the applicable law of the date, time and place of the meeting regarding the review of the application for a development order by the applicant for development approval; and

WHEREAS, the Planning Board of the City of Tamarac has reviewed said plat and has made recommendation for approval of said plat on May 1, 2013; and

WHEREAS, the City Engineer has reviewed said plat and has made recommendation for approval and acceptance of said plat by the City of Tamarac; and

WHEREAS, the Director of Community Development recommends approval of the plat; and

WHEREAS, the Development Review Requirements of the Broward County Land Use Plan appeared to have been satisfied; and

WHEREAS, the City Commission has examined and investigated the application, staff and Planning Board recommendations, and the attached Development Review Status Sheet dated May 8, 2013 (attached hereto as Exhibit "1" incorporated herein and made a specific part thereof); and

WHEREAS, the City Commission reviewed the development order and accompanying documents at a public meeting; and

WHEREAS, the City Commission has determined that the application is in compliance with all elements of the Comprehensive Plan, or will be in compliance prior to the issuance of a Building Permit for the development that is the subject of the application; and

WHEREAS, the City Commission of the City of Tamarac, Florida deems it to be in the best interests of the citizens and residents of the City of Tamarac to issue Development Order No. 341 and grant Plat approval for the "Tamarac Commerce Center II Plat", as requested by Leigh R. Kerr of Leigh Robinson Kerr and Associates, Inc., designated agent for the property owner, IIT Tamarac Commerce Center II, LLC., for the property located on the west side of Nob Hill Road, just south of NW 67th Street.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA:

SECTION 1: The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution. All exhibits attached hereto are incorporated herein and made a specific part of this resolution.

SECTION 2: That upon recommendation of the Planning Board, the Director of Community Development and the City Engineer, the plat submitted for approval of the "Tamarac Commerce Center II", as requested by Leigh R. Kerr of Leigh Robinson Kerr and Associates, Inc., designated agent for the property owner, IIT Tamarac Commerce Center II, LLC., for the property located on the west side of Nob Hill Road, just south of NW 67th Street; is HEREBY APPROVED.

SECTION 3: All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4: If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or in application, it shall not affect the validity of the remaining portion or applications of this Resolution.

SECTION 5: This Resolution shall become effective immediately upon its adoption.

PASSED, ADOPTED AND APPROVED this day of , 2013.

BETH TALABISCO,
MAYOR

ATTEST:

PATRICIA TEUFEL, CMC
INTERIM CITY CLERK

I HEREBY CERTIFY that I
have approved this
ORDINANCE as to form.

SAMUEL S. GOREN,
CITY ATTORNEY

JUSTIFICATION STATEMENT

Tamarac Commerce II Plat

The applicant is filing a request to plat the subject site for industrial use. The subject site is currently unplatted. In order to facilitate the proposed development, platting of the site is required under City and County regulations. The proposed note on the plat is for 110,000 square feet of industrial use.

The amendment site is located on the west side of Nob Hill Road approximately ¼ mile south of N.W. 67th Street in the City of Tamarac. The subject site contains approximately 7.7 net acres. The development of the site with industrial use is compatible with existing uses located to the north and south of the subject site.

In addition, please see applicant's response to Sec. 21-79 through 21-89 of the City's Code of Ordinances.

CITY OF TAMARAC
2013 JAN 23 PM 1:09

CITY OF TAMARAC
7525 NORTHWEST 88 AVENUE TAMARAC, FLORIDA 33321
TELEPHONE (954) 597-3530
DEVELOPMENT REVIEW STATUS SHEET

Date: May 8, 2013

Orig. Dev. Order: 341

Project: Tamarac Commerce Center II – Plat

Master File: 01-11

Location: West side of Nob Hill Road, just south of NW 67th Street

Developer: Leigh Robinson Kerr & Associates

Owner: IIT Tamarac Commerce Center II, LLC

Zoning: LI-1 (Light Industrial)

Future Land Use Designation: Commercial

Acres: 7.7 acres, more or less

Recommended Date for Commission Action: May 22, 2013

1. DEVELOPMENT ORDER FOR: PLAT APPROVAL

Comments: Subject to Findings.

2. PLANNING BOARD RECOMMENDATION: APPROVAL

Date of Action: May 1, 2013

Planning Board findings of compliance with certified Plan: Yes

3. FINAL ENGINEERING DRAWINGS:

On file in the City Engineer's Office upon issuance of an Engineering Permit through the Engineering Division

4. LANDSCAPE PLAN: November 26, 2012

5. BROWARD COUNTY DEVELOPMENT REVIEW COMMITTEE REPORT: N/A

6. DEVELOPERS AGREEMENTS/FEES (where applicable)

- A. Water and Sewer Developer’s Agreement:

City Engineer: Required before Building or
Engineering Construction Permits are issued.
- B. Other Development Agreements (Covenants, Stipulations, etc.)

Utility Easement, Blanket Public Safety Ingress/Egress Easement and
Public Utility Easement
- C. Water & Sewer Contribution Charges Fee Amount: To be determined
by Water/Sewer Developer’s Agreement.
- D. Water and Sewer Developer’s Agreement Review Fee, if more than 9
ERC’s Fee Amount: \$750.00
- E. Local Parks/Recreation Fee Amount: N/A
- F. Engineering Permit Fees Fee Amount: 10% of
Infrastructure construction costs, to be determined by a certified Cost
Estimate
- G. Bonds (Utilities, Public Works) Bond Amount: Determined by
certified Cost Estimates.
- H. On Site Beautification Fee Amount: N/A
- I. Local Traffic Impact Fees: Fee Amount: N/A

7. DEVELOPMENT REVIEW REQUIREMENTS

- A. Potable Water Service
Certification of Utilities Engineer or Consulting Engineer of Availability
Service:
AVAILABLE X WILL BE AVAILABLE NOT AVAILABLE
- B. Waste Water Treatment and Disposal Service
Certification of Utilities Engineer or Consulting Engineer of Availability
Service:
AVAILABLE X WILL BE AVAILABLE NOT AVAILABLE
- C. Solid Waste Disposal Service
Determination of Availability of Service:
AVAILABLE WILL BE AVAILABLE X NOT AVAILABLE
- D. Drainage Adequately
Certification of City Engineer or Consulting City Engineer of Adequacy of
Drainage
ADEQUATE WILL BE ADEQUATE X NOT ADEQUATE
- E. Regional Transportation Network
Compliance with Minimum Standards:
COMPLIES X WILL COMPLY DOES NOT COMPLY
- F. Local Streets and Roads
Compliance with Minimum Standards:
COMPLIES X WILL COMPLY DOES NOT COMPLY
- G. Police Protection Service
Compliance with Minimum Standards:
COMPLIES WILL COMPLY X DOES NOT COMPLY
- H. Local Parks (Parks and Recreation Facilities) N/A
- I. School Sites: N/A

8. PROCESSING FEES (PAID)

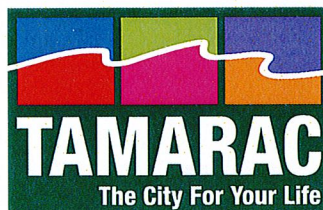
Plat	\$3,000.00
Engineering Review	\$300.00

Tamarac Commerce Center II PLAT



City Commission
May 22, 2013

Temp. Reso. #12338



Jennifer Bramley, Director
Community Development
7525 NW 88 Avenue
Tamarac, FL 33321
Telephone (954) 597-3530



Title - TR12339 - Tamarac Commerce Park II - New Development Site Plan

A Resolution of the City Commission of the City of Tamarac, Florida, issuing Revised Development Order No. 341.1 and granting New Development Site Plan approval for the Tamarac Commerce Center II project, to allow for the construction of a 105,177 square foot Class "A" warehouse building, for the property located on the west side of Nob Hill Road, ¼ mile south of NW 67th Street (specifically, a portion of the south ½ of Tract 4; together with: that portion of the south line of Tract 4, both in the northeast ¼ of Section 7, according to the Plat of "Florida Fruit Lands Company's Subdivision No. 2", of Section 7, Township 49 South, Range 41 East, as recorded in Plat Book 1, Page 102 of the public records of Palm Beach, County, Florida) (Case No. 5-SP-13); providing for conflicts; providing for severability; and providing for an effective date.

ATTACHMENTS:

Name:

- 📎 [1305002m Tamarac Commerce II - NDSP.pdf](#)
- 📎 [TR12339-Tamarac Commerce Center - NDSP.doc](#)
- 📎 [TR12339-Tamarac Commerce Center II - Justification Letter.pdf](#)
- 📎 [Exhibit 1 - Development Review Status Sheet.doc](#)
- 📎 [TR12339-Tamarac Commerce Center II - Site Location Map.pdf](#)

Description:

- TR12339-Tamarac Commerce Center II - NDSP/Memo
- TR12339-Tamarac Commerce Center II - Resolution
- TR12339-Tamarac Commerce II - Justification Letter
- TR12339-Tamarac Commerce Center II - Exhibit 1
- TR12339-Tamarac Commerce Center II - Site Location Map

CITY OF TAMARAC
INTEROFFICE MEMORANDUM 13-05-002M
COMMUNITY DEVELOPMENT DEPARTMENT

TO: Michael C. Cernech,
City Manager

DATE: May 8, 2013

FROM: Jennifer K. Bramley,
Director of Community Development

RE: Tamarac Commerce II –
New Development Site Plan

CASE#: 5-SP-13 **TEMP. RESO. NO.** 12339

MF#: 01-11

RECOMMENDATION: The Director of Community Development recommends that the City Commission approve the New Development Site Plan application proposed for the Tamarac Commerce Center II warehouse project at its May 22, 2013 meeting.

ISSUE: Malcolm Butters of Butters Construction & Development, the designated agent for the property owner, IIT Tamarac Commerce Center II, LLC, is requesting site plan approval to allow for the construction of a 105,177 sq. ft. Class “A” warehouse building.

PUBLIC NOTIFICATION: Section 2-370 of the Code of Ordinances requires that all property owners within 400 feet of the subject property be notified of this application. To that end 23 property owners were notified for this petition.

BACKGROUND: The subject property is 7.7± acres in size and it is vacant. The property is located on the west side of Nob Hill Road, a quarter mile south of NW 67th Street. The land use designation of the property is Industrial with an underlying zoning classification of Light Industry (LI-1).

Surrounding uses to the subject property include industrial uses to the north, the City’s Public Services Complex to the south, a wetland and maintenance easement to the west and the Colony West Golf Club to the east across Nob Hill Road. The areas surrounding the subject parcel are zoned LI-1 to the north, south and west; the golf course is zoned Recreational District (S-1).

ANALYSIS: The subject parcel is one of the few remaining undeveloped parcels in the City. The proposed development is consistent with its zoning classification, and it is compatible with the nature of existing uses surrounding the property.

The applicant is proposing to construct a new one -story 105,177 sq. ft. Class “A” warehouse building. The new building would consist of 84,702 sq. ft. in warehouse/storage space, and 17,657 sq. ft. of office space. The proposed development would also provide on-site parking for 144 vehicles (5 handicapped parking spaces).

South Florida is experiencing a high demand for industrial warehouse use. This proposed development is compatible with its surroundings and is the most appropriate use for the parcel. The development of this parcel would increase the City’s tax base and further enhance the area as the City’s thriving industrial center.

Architecture

The one-story warehouse building will be accented with formal entrances into each bay, which are projected out from the face of the building to provide dimensionality and shadow lines. The corners of the building are enhanced with tower features to provide symmetry. The remainder of the building is accented with banding and score lines (see site plan).

Site Plan

The loading area is along the southern building elevation, while the front façade faces towards the east facing Nob Hill Road. The building/bay entrances are along the northern building elevation (see site plan).

Buffering/Landscaping

All required landscaped perimeters with associated landscaping are provided. The eastern landscape treatment consists of a 25-foot landscape buffer planted with Gumbo Limbo shade trees, which is adjacent to Nob Hill Road. All required pedestrian zone buffers along with the associated landscaping has been provided to help buffer the building from the adjacent vehicular use areas.

The western buffer consists of a 50-foot retention area that leads into the existing wetland mitigation area to the west of this site. This area will be planted with Bald Cypress and Silver Buttonwood trees.

In total, the site will be planted with 309 trees and palms, 3292 shrubs and ground covers and St. Augustine sod. The majority of the landscaping is native providing for easier long-term maintenance while still providing excellent shade and color throughout the development (see site plan).

Traffic Circulation

The plan shows vehicular circulation around all 4 sides of the building with the ingress/egress located at the Nob Hill Road right-of-way. The site can be accessed both from north and south bound traffic via Nob Hill Road. Egress from the property is a right turn only southbound onto Nob Hill Road (see site plan).

CONCLUSION: Construction of a 105,177 sq. ft. Class “A” warehouse building is in keeping with the Policies of the City’s Comprehensive Plan specifically Policy 1.4. The Goals, Objectives and Policies (GOP’s) of the Future Land Use Element of the Comprehensive Plan and specifically Policy 1.4 state the following;

Policy 1.4 *The Community Development Department will continue to review land use plan amendments, zoning amendments, site plans, and plat approval requests for compatibility with adjacent land uses as currently required in the Code of Ordinances. The Land Development Code revisions should address criteria to be used in reviews for determining whether there is compatibility among adjacent land uses. The Community Development Department will continue to review the Planning Commission Board agendas of surrounding cities to identify land use proposals, which might affect the City of Tamarac.*

The proposed amendment supports Goal #5, “A Vibrant Community” by revitalizing our community within the City’s light industrial districts.

FISCAL IMPACT: The application is being funded by an application/processing fee.

RECOMMENDATION: Staff has determined that the proposed New Development Site Plan to construct a 105,177 sq. ft. Class “A” warehouse building is consistent with the City’s Comprehensive Plan. Therefore, staff recommends that the City Commission approve the New Development Site Plan for the Tamarac Commerce Center II project at its May 22, 2013 meeting.

INTERVENING ACTION: At its May 1, 2013 meeting, the Planning Board voted unanimously, 3-0 (Hubert Klombers and James Griffin were absent and excused) to forward a favorable recommendation to the City Commission at its May 22, 2013 meeting regarding the Tamarac Commerce Center II – New Development Site Plan application, Case No. 5-SP-13.



Jennifer K. Bramley,
Director of Community Development

Attachments: Temporary Resolution No. 12339
 Petitioner’s Justification Letter
 Exhibit 1 – Development Review Status Sheet
 Site Location Map
 Site Plan

JKB/FLZ/alg

CITY OF TAMARAC, FLORIDA

RESOLUTION NO. R-2013-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, ISSUING REVISED DEVELOPMENT ORDER NO. 341.1 AND GRANTING NEW DEVELOPMENT SITE PLAN APPROVAL FOR THE TAMARAC COMMERCE CENTER II PROJECT, TO ALLOW FOR THE CONSTRUCTION OF A 105,177 SQUARE FOOT CLASS "A" WAREHOUSE BUILDING, FOR THE PROPERTY LOCATED ON THE WEST SIDE OF NOB HILL ROAD, ¼ MILE SOUTH OF NW 67TH STREET (SPECIFICALLY, A PORTION OF THE SOUTH ½ OF TRACT 4; TOGETHER WITH: THAT PORTION OF THE SOUTH LINE OF TRACT 4, BOTH IN THE NORTHEAST ¼ OF SECTION 7, ACCORDING TO THE PLAT OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2", OF SECTION 7, TOWNSHIP 49 SOUTH, RANGE 41 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH, COUNTY, FLORIDA) (CASE NO. 5-SP-13); PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to the instructions of the City Commission of the City of Tamarac, Florida, a public meeting has been advertised in accordance with applicable law of the date, time and place of the meeting regarding the review of the application for a Revised Development Order and New Development Site Plan for development approval; and

WHEREAS, the Director of Community Development recommends approval; and

WHEREAS, the Planning Board recommended approval on May 1, 2013; and

WHEREAS, the City Commission has examined the application, the staff and Planning Board recommendations, and the Development Review Status Sheet dated May 8, 2013 (attached hereto as Exhibit "1", incorporated therein and made a specific part thereof); and

WHEREAS, the City Commission has determined that the application is in compliance with all elements of the Comprehensive Plan, or will be in compliance with all elements of the Comprehensive Plan prior to the issuance of a Certificate of Occupancy for the development; and

WHEREAS, the City Commission of the City of Tamarac, Florida deems it to be in the best interests of the citizens and residents of the City of Tamarac to issue Revised Development Order No. 341.1 and granting New Development Site Plan approval for the Tamarac Commerce Center II project, to allow for the construction of a 105,177 square foot Class "A" warehouse building, for the property located on the west side of Nob Hill Road, ¼ mile south of NW 67th Street specifically, a portion of the south ½ of Tract 4; together with: that portion of the south line of Tract 4, both in the northeast ¼ of Section 7, according to the Plat of "Florida Fruit Lands Company's Subdivision No. 2", of Section 7, Township 49 South, Range 41 East, as recorded in Plat Book 1, Page 102 of the public records of Palm Beach, County, Florida.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA:

SECTION 1: The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution. All exhibits attached hereto are incorporated herein and made a specific part of this resolution.

SECTION 2: That the application of the New Development Site Plan for Tamarac Commerce Center II project to allow for the construction of a 105,177 square foot Class "A" warehouse building, for the property located on the west side of Nob Hill Road, ¼ mile south of NW 67th Street specifically, a portion of the south ½ of Tract 4; together with: that portion of the south line of Tract 4, both in the northeast ¼ of Section 7, according to the Plat of "Florida Fruit Lands Company's Subdivision No. 2", of Section 7, Township 49 South, Range 41 East, as recorded in Plat Book 1, Page 102 of the public records of Palm Beach, County, Florida; is HEREBY APPROVED.

SECTION 3: All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4: If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or in application, it shall not affect the validity of the remaining portions or applications of this Resolution.

SECTION 5: This Resolution shall become effective immediately upon its adoption.

PASSED, ADOPTED AND APPROVED this day of , 2013.

BETH TALABISCO,
MAYOR

ATTEST:

PATRICIA TEUFEL, CMC
INTERIM CITY CLERK

I HEREBY CERTIFY that I
have approved this
ORDINANCE as to form.

SAMUEL S. GOREN,
CITY ATTORNEY



Tamarac Commerce II
CITY OF TAMARAC
2013 JAN 22 PM 4: 33

January 22, 2013

Community Development
7525 NW 88th Avenue
Tamarac, FL 33321

Re: Justification Letter

To Whom This May Concern:

Attached to this application is a site plan to construct a Class A, approximately 105,000 +/- square foot warehouse project in the Tamarac submarket. The building will be cutting edge and incorporate all of the items a Class A user would look for in order to separate our project from our competition. This will give Tamarac a competitive advantage over its neighbors by having the newest design to attract more financially stable companies to the area.

The project will increase the tax base in the city by taking an undeveloped parcel which generates a low tax, and greatly increasing the amount of taxes it generates to the city. The warehouse use best fits the land, as the area is primarily warehouse as well. With warehouse in high demand, the development makes financial sense to build as a speculative or user specific building.

The developer, Butters Construction & Development, has successfully developed many of the buildings in the area over the past years, and we look forward to continuing our success and relationship with the City of Tamarac.

Sincerely,

Adam Vaisman

CITY OF TAMARAC
7525 NORTHWEST 88 AVENUE TAMARAC, FLORIDA 33321
TELEPHONE (954) 597-3530
DEVELOPMENT REVIEW STATUS SHEET

Date: May 8, 2013

Orig. Dev. Order: 341.1

Project: Tamarac Commerce Center II – New Development Site Plan

Master File: 01-11

Location: West side of Nob Hill Road, just south of NW 67th Street

Developer: Butters Construction and Development

Owner: IIT Tamarac Commerce Center II, LLC

Zoning: LI-1 (Light Industrial)

Future Land Use Designation: Commercial

Acres: 7.7 acres, more or less

Recommended Date for Commission Action: May 22, 2013

1. DEVELOPMENT ORDER FOR: NEW DEVELOPMENT SITE PLAN APPROVAL

Comments: Subject to Findings.

2. PLANNING BOARD RECOMMENDATION: APPROVAL

Date of Action: May 1, 2013

Planning Board findings of compliance with certified Plan: Yes

3. FINAL ENGINEERING DRAWINGS:

On file in the City Engineer's Office upon issuance of an Engineering Permit through the Engineering Division

4. LANDSCAPE PLAN: January 25, 2013

5. BROWARD COUNTY DEVELOPMENT REVIEW COMMITTEE REPORT: N/A

6. DEVELOPERS AGREEMENTS/FEES (where applicable)

- A. Water and Sewer Developer’s Agreement:

City Engineer: Required before Building or
Engineering Construction Permits are issued.
- B. Other Development Agreements (Covenants, Stipulations, etc.)

Utility Easement, Blanket Public Safety Ingress/Egress Easement and
Public Utility Easement
- C. Water & Sewer Contribution Charges Fee Amount: To be determined
by Water/Sewer Developer’s Agreement.
- D. Water and Sewer Developer’s Agreement Review Fee, if more than 9
ERC’s Fee Amount: \$750.00
- E. Local Parks/Recreation Fee Amount: N/A
- F. Engineering Permit Fees Fee Amount: 10% of
Infrastructure construction costs, to be determined by a certified Cost
Estimate
- G. Bonds (Utilities, Public Works) Bond Amount: Determined by
certified Cost Estimates.
- H. On Site Beautification Fee Amount: N/A
- I. Local Traffic Impact Fees: Fee Amount: N/A

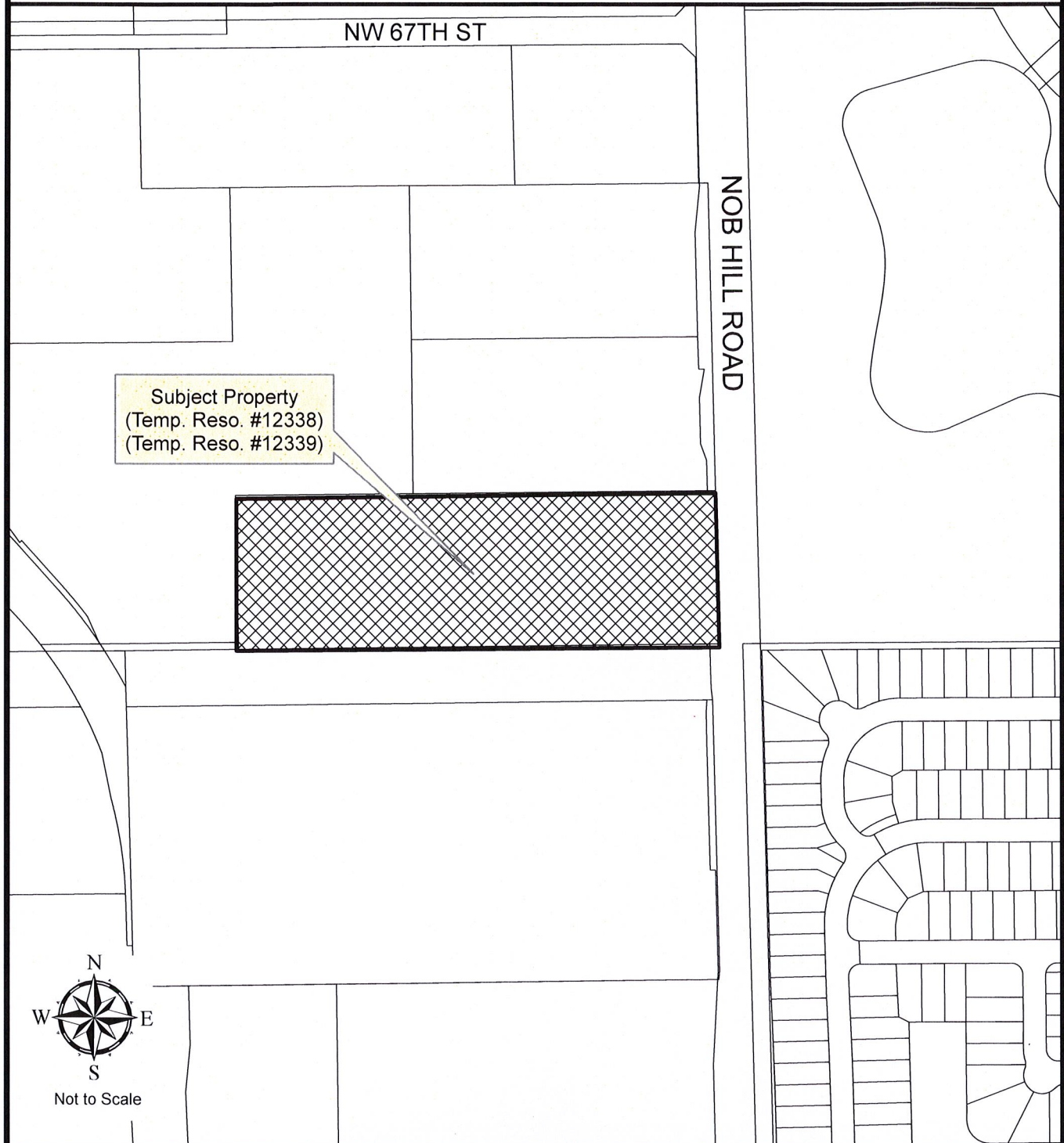
7. DEVELOPMENT REVIEW REQUIREMENTS

- A. Potable Water Service
Certification of Utilities Engineer or Consulting Engineer of Availability
Service:
AVAILABLE X WILL BE AVAILABLE NOT AVAILABLE
- B. Waste Water Treatment and Disposal Service
Certification of Utilities Engineer or Consulting Engineer of Availability
Service:
AVAILABLE X WILL BE AVAILABLE NOT AVAILABLE
- C. Solid Waste Disposal Service
Determination of Availability of Service:
AVAILABLE WILL BE AVAILABLE X NOT AVAILABLE
- D. Drainage Adequately
Certification of City Engineer or Consulting City Engineer of Adequacy of
Drainage
ADEQUATE WILL BE ADEQUATE X NOT ADEQUATE
- E. Regional Transportation Network
Compliance with Minimum Standards:
COMPLIES X WILL COMPLY DOES NOT COMPLY
- F. Local Streets and Roads
Compliance with Minimum Standards:
COMPLIES X WILL COMPLY DOES NOT COMPLY
- G. Police Protection Service
Compliance with Minimum Standards:
COMPLIES WILL COMPLY X DOES NOT COMPLY
- H. Local Parks (Parks and Recreation Facilities) N/A
- I. School Sites: N/A

8. PROCESSING FEES (PAID)

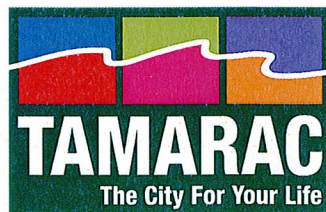
New Development Site Plan	\$3,000.00
Engineering Review	\$300.00

Tamarac Commerce Center II New Development Site Plan



City Commission
May 22, 2013

Temp. Reso. #12339



Jennifer Bramley, Director
Community Development
7525 NW 88 Avenue
Tamarac, FL 33321
Telephone (954) 597-3530



Title - TR12340 - Tamarac Commerce Center III - Plat

A Resolution of the City Commission of the City of Tamarac, Florida, issuing Development Order No. 342 and granting Plat approval for the "Tamarac Commerce Center III Plat", as requested by Leigh R. Kerr of Leigh Robinson, Kerr & Associates, Inc., the Designated Agent for the property owner, IIT Tamarac Commerce Center III, LLC., for a 4.7± acre parcel located on the southeast corner of Hiatus Road and McNab Road to allow for 50,000 square feet of industrial use; (Case No. 2-P-13); providing for execution of said plat; providing for conflicts; providing for severability; and providing for an effective date.

ATTACHMENTS:

Name:

Description:

📎 [1305002m Tamarac III Plat Memo.pdf](#)

TR12340-Tamarac Commerce Center III - Memo

📎 [TR12340reso Tamarac Commerce III Plat.doc](#)

TR12340-Tamarac Commerce Center III - Resolution

📎 [TR12340-Tamarac Commerce Center III -Justification Letter.pdf](#)

TR12340-Tamarac Commerce Center III - Justification Letter

📎 [Exhibit 1 - Development Review Status Sheet.doc](#)

TR12340-Tamarac Commerce Center III - Exhibit

📎 [Tamarac Commerce Center III Location Map CC.pdf](#)

TR12340-Tamarac Commerce Center III - Plat

CITY OF TAMARAC
INTEROFFICE MEMORANDUM 13-05-003M
COMMUNITY DEVELOPMENT DEPARTMENT

TO: Michael C. Cernech,
City Manager

DATE: May 8, 2013

FROM: Jennifer K. Bramley,
Director of Community Development

RE: Tamarac Commerce III – Plat

CASE#: 2-P-13 **Temp. Reso. No.** 12340

MF#: 02-11

RECOMMENDATION: The Director of Community Development recommends that the City Commission approve the Plat application for the development of 50,000 square feet of industrial use in conjunction with the Tamarac Commerce Center III warehouse project at its May 22, 2013 meeting.

ISSUE: Leigh R. Kerr/Leigh Robinson Kerr & Associates, Inc., the designated agent for the property owner, IIT Tamarac Commerce Center III, LLC, is requesting plat approval for a 4.7± acre parcel located on the southeast corner of Hiatus Road and McNab Road for 50,000 sq. ft. of industrial use.

PUBLIC NOTIFICATION: Section 2-370 of the Code of Ordinances requires that all property owners within 400 feet of the subject property be notified of this application. To that, end 28 property owners were notified for this petition.

BACKGROUND: The subject parcel is vacant and zoned Light Industry (LI-1). The areas to the east and west are also zoned LI-1, and have been developed as industrial uses to the east, and vacant land to the west. The area south of the subject parcel is a canal, and it is zoned Recreational District (S-1). The Westwood Community Section 7 single-family residential development lies north of the property across of McNab Road.

The subject parcel is currently unplatted. In order to facilitate development on the parcel, platting of the site is required under City and County regulations.

ANALYSIS: The development of the site with industrial uses is consistent with its zoning designation of LI-1 and it is also compatible with the area's surrounding industrial uses. The plat is restricted to 50,000 sq. ft. of industrial use. Commercial/retail or stand-alone office uses are not permitted without the approval of the Board of County Commissioners, who shall review and address these uses for increased impacts. Furthermore, industrial buildings would be restricted to no more than 30% ancillary office per bay or single tenant building.

This application is tracking with a New Development Site Plan application (6-SP-13) for the development of a 42,632 sq. ft. Class "A" warehouse building.

The future developer of this site would be responsible for the mitigation of impacts of the proposed development on public services and facilities through the payment of applicable impact fees.

Approval of the Plat in keeping with the Policies of the City's Comprehensive Plan specifically Policy 1.4. The Goals, Objectives and Policies (GOP's) of the Future Land Use Element of the Comprehensive Plan and specifically Policy 1.4 state the following;

Policy 1.4 *The Community Development Department will continue to review land use plan amendments, zoning amendments, site plans, and plat approval requests for compatibility with adjacent land uses as currently required in the Code of Ordinances. The Land Development Code revisions should address criteria to be used in reviews for determining whether there is compatibility among adjacent land uses. The Community Development Department will continue to review the Planning Commission Board agendas of surrounding cities to identify land use proposals, which might affect the City of Tamarac.*

The proposed amendment supports Goal #5, "A Vibrant Community" by revitalizing our community within the City's light industrial districts.

FISCAL IMPACT: The application is being funded by an application/processing fee.

RECOMMENDATION: Staff has determined that the proposed Plat for 50,000 square feet of industrial use in conjunction with the construction of a 42,632 sq. ft. Class "A" warehouse building is consistent with the City's Comprehensive Plan. Therefore, staff recommends that the City Commission approve the proposed Plat at its May 22, 2013 meeting.

INTERVENING ACTION: At its May 1, 2013 meeting, the Planning Board voted unanimously, 3-0 (Hubert Klombers and James Griffin were absent and excused) to forward a favorable recommendation to the City Commission at its May 22, 2013 meeting regarding the Tamarac Commerce Center III – Plat, Case No. 2-SP-13.



Jennifer K. Bramley,
Director of Community Development

Attachments: Temp. Reso. No. 12340
 Justification Letter
 Exhibit 1 – Development Review Status Sheet
 Site Map
 Proposed Plat

CITY OF TAMARAC, FLORIDA

RESOLUTION NO. R-2013-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, ISSUING DEVELOPMENT ORDER NO. 342 AND GRANTING PLAT APPROVAL FOR THE "TAMARAC COMMERCE CENTER III PLAT", AS REQUESTED BY LEIGH R. KERR OF LEIGH, ROBINSON, KERR, & ASSOCIATES, INC., THE DESIGNATED AGENT FOR THE PROPERTY OWNER, IIT TAMARAC COMMERCE CENTER III, LLC, FOR A 4.7± ACRE PARCEL LOCATED ON THE SOUTHEAST CORNER OF HIATUS ROAD AND MCNAB ROAD TO ALLOW FOR 50,000 SQUARE FEET OF INDUSTRIAL USE; (CASE NO. 2-P-13); PROVIDING FOR EXECUTION OF SAID PLAT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a plat application has been submitted by Leigh R. Kerr of Leigh, Robinson, Kerr, & Associates, Inc., the designated agent for the property owner, IIT Tamarac Commerce Center III, LLC., for approval by the City of Tamarac; and

WHEREAS, pursuant to the instructions of the City Commission of Tamarac, Florida, a public meeting has been advertised in accordance with the applicable law of the date, time and place of the meeting regarding the review of the application for a development order by the applicant for development approval; and

WHEREAS, the Planning Board of the City of Tamarac has reviewed said plat and has made recommendation for approval of said plat on May 1, 2013; and

WHEREAS, the City Engineer has reviewed said plat and has made recommendation for approval and acceptance of said plat by the City of Tamarac; and

WHEREAS, the Director of Community Development recommends approval of the plat; and

WHEREAS, the Development Review Requirements of the Broward County Land Use Plan appeared to have been satisfied; and

WHEREAS, the City Commission has examined and investigated the application, staff and Planning Board recommendations, and the attached Development Review Status Sheet dated May 8, 2013 (attached hereto as Exhibit "1" incorporated herein and made a specific part thereof); and

WHEREAS, the City Commission reviewed the development order and accompanying documents at a public meeting; and

WHEREAS, the City Commission has determined that the application is in compliance with all elements of the Comprehensive Plan, or will be in compliance prior to the issuance of a Building Permit for the development that is the subject of the application; and

WHEREAS, the City Commission of the City of Tamarac, Florida deems it to be in the best interests of the citizens and residents of the City of Tamarac to issue Development Order No. 342 and grant Plat approval for the "Tamarac Commerce Center III Plat", as requested by Leigh R. Kerr of Leigh, Robinson, Kerr, & Associates, Inc., the designated agent for the property owner, IIT Tamarac Commerce Center III, LLC., to allow for the development of 50,000 square feet of industrial use, for the property located on the southeast corner of Hiatus Road and McNab Road.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE
CITY OF TAMARAC, FLORIDA:

SECTION 1: The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution. All exhibits attached hereto are incorporated herein and made a specific part of this resolution.

SECTION 2: That upon recommendation of the Planning Board, the Director of Community Development and the City Engineer, the plat submitted for approval of the "Tamarac Commerce Center III Plat", as requested by Leigh R. Kerr of Leigh, Robinson, Kerr, & Associates, Inc., the designated agent for the property owner, IIT Tamarac Commerce Center III, LLC., for the property located on the southwest corner of Hiatus Road and McNab Road; is HEREBY APPROVED.

SECTION 3: That the development described on the attached Development Review Status Sheet dated May 8, 2013 is granted a development order.

SECTION 4: All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5: If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or in application, it shall not affect the validity of the remaining portion or applications of this Resolution.

SECTION 6: This Resolution shall become effective immediately upon its adoption.

PASSED, ADOPTED AND APPROVED this day of , 2013.

BETH TALABISCO,
MAYOR

ATTEST:

PATRICIA TEUFEL, CMC
INTERIM CITY CLERK

I HEREBY CERTIFY that I
have approved this
ORDINANCE as to form.

SAMUEL S. GOREN,
CITY ATTORNEY

JUSTIFICATION STATEMENT

Tamarac Commerce III Plat

The applicant is filing a request to plat the subject site for industrial use. The subject site is currently unplatted. In order to facilitate the proposed development, platting of the site is required under City and County regulations. The proposed note on the plat is for 50,000 square feet of industrial use.

The amendment site is located at the south east corner of Hiatus Road and McNab Road in the City of Tamarac. The subject site contains approximately 4.6 net acres. The development of the site with industrial use is compatible with existing uses located to the east of the subject site.

In addition, please see applicant's response to Sec. 21-79 through 21-89 of the City's Code of Ordinances.

CITY OF TAMARAC
2013 JAN 23 PM 2:18

CITY OF TAMARAC
7525 NORTHWEST 88 AVENUE TAMARAC, FLORIDA 33321
TELEPHONE (954) 597-3530
DEVELOPMENT REVIEW STATUS SHEET

Date: May 8, 2013

Orig. Dev. Order: 342

Project: Tamarac Commerce Center III – Plat

Master File: 02-11

Location: Southeast Corner of Hiatus Road and McNab Road

Developer: Butters Construction and Development

Owner: IIT Tamarac Commerce Center III, LLC

Zoning: LI-1 (Light Industrial)

Future Land Use Designation: Commercial

Acres: 4.7 acres, more or less

Recommended Date for Commission Action: May 22, 2013

1. DEVELOPMENT ORDER FOR: PLAT APPROVAL

Comments: Subject to Findings.

2. PLANNING BOARD RECOMMENDATION: APPROVAL

Date of Action: May 1, 2013

Planning Board findings of compliance with certified Plan: Yes

3. FINAL ENGINEERING DRAWINGS:

On file in the City Engineer's Office upon issuance of an Engineering Permit through the Engineering Division

4. LANDSCAPE PLAN: November 09, 2012

5. BROWARD COUNTY DEVELOPMENT REVIEW COMMITTEE REPORT: N/A

6. DEVELOPERS AGREEMENTS/FEES (where applicable)

- A. Water and Sewer Developer’s Agreement:

City Engineer: Required before Building or Engineering Construction Permits are issued.
- B. Other Development Agreements (Covenants, Stipulations, etc.)

Utility Easement, Blanket Public Safety Ingress/Egress Easement and Public Utility Easement
- C. Water & Sewer Contribution Charges Fee Amount: To be determined by Water/Sewer Developer’s Agreement.
- D. Water and Sewer Developer’s Agreement Review Fee, if more than 9 ERC’s Fee Amount: \$750.00
- E. Local Parks/Recreation Fee Amount: N/A
- F. Engineering Permit Fees Fee Amount: 10% of Infrastructure construction costs, to be determined by a certified Cost Estimate
- G. Bonds (Utilities, Public Works) Bond Amount: Determined by certified Cost Estimates.
- H. On Site Beautification Fee Amount: N/A
- I. Local Traffic Impact Fees: Fee Amount: N/A

7. DEVELOPMENT REVIEW REQUIREMENTS

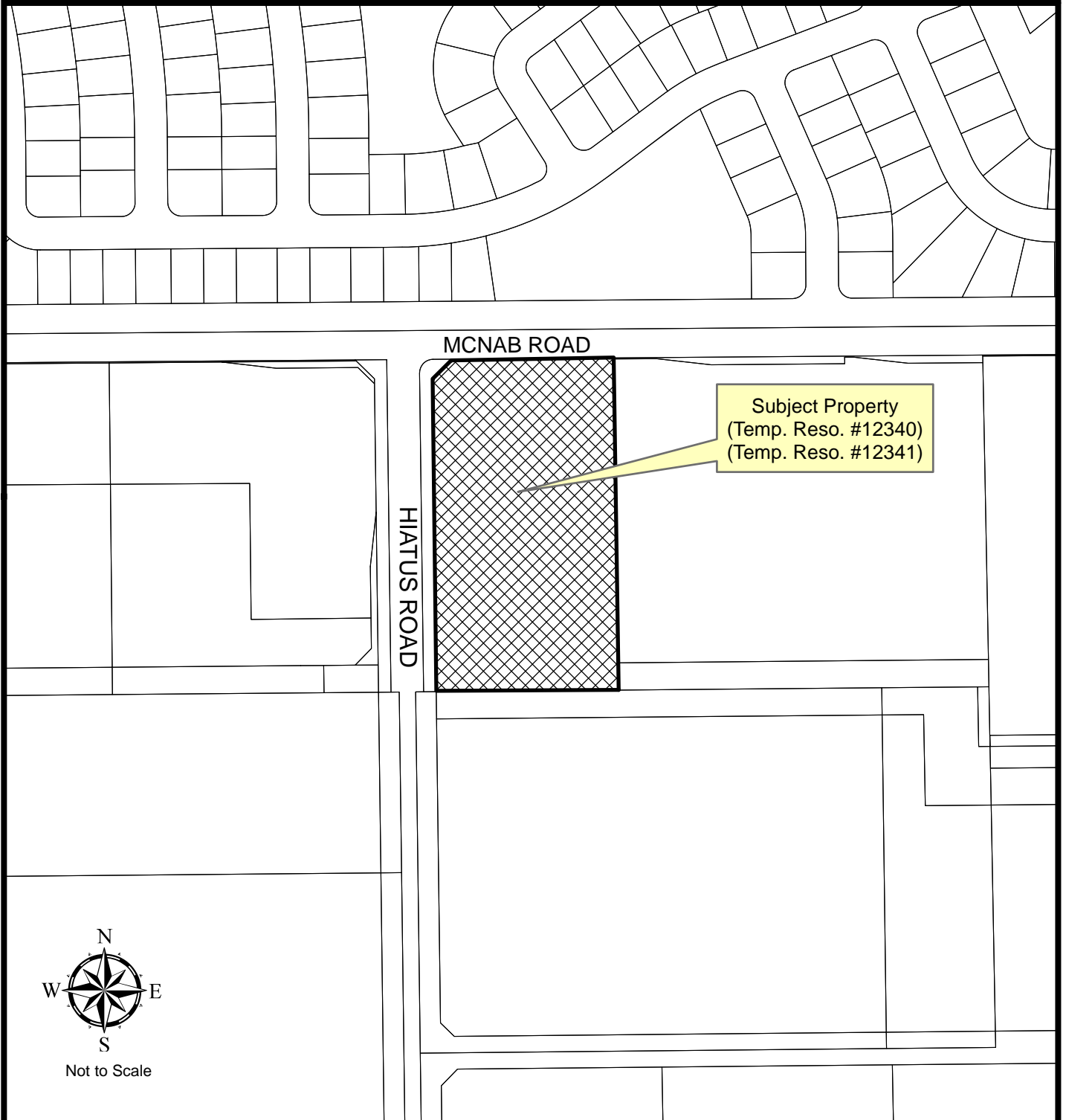
- A. Potable Water Service
Certification of Utilities Engineer or Consulting Engineer of Availability
Service:
AVAILABLE X WILL BE AVAILABLE NOT AVAILABLE
- B. Waste Water Treatment and Disposal Service
Certification of Utilities Engineer or Consulting Engineer of Availability
Service:
AVAILABLE X WILL BE AVAILABLE NOT AVAILABLE
- C. Solid Waste Disposal Service
Determination of Availability of Service:
AVAILABLE WILL BE AVAILABLE X NOT AVAILABLE
- D. Drainage Adequately
Certification of City Engineer or Consulting City Engineer of Adequacy of
Drainage
ADEQUATE WILL BE ADEQUATE X NOT ADEQUATE
- E. Regional Transportation Network
Compliance with Minimum Standards:
COMPLIES X WILL COMPLY DOES NOT COMPLY
- F. Local Streets and Roads
Compliance with Minimum Standards:
COMPLIES X WILL COMPLY DOES NOT COMPLY
- G. Police Protection Service
Compliance with Minimum Standards:
COMPLIES WILL COMPLY X DOES NOT COMPLY
- H. Local Parks (Parks and Recreation Facilities) N/A
- I. School Sites: N/A

8. PROCESSING FEES (PAID)

Plat	\$3,000.00
Engineering Review	\$300.00

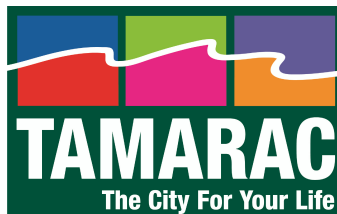
Tamarac Commerce Center III

Plat and New Development Site Plan



City Commission
May 22, 2013

Temp. Reso. #12340
Temp. Reso. #12341



Jennifer Bramley, Director
Community Development
7525 NW 88 Avenue
Tamarac, FL 33321
Telephone (954) 597-3530



Title - TR12341 - Tamarac Commerce Park III - New Development Site Plan

A Resolution of the City Commission of the City of Tamarac, Florida, issuing Revised Development Order No. 342.1 and granting new development site plan approval for the Tamarac Commerce Center III project, to allow for the new construction of a 42,632 square foot Class "A" warehouse building, for the property located on the southeast corner of Hiatus Road and McNab Road (specifically, A part of Tract 8, Section 7, Township 49 South, Range 41 East, according to the Plat of "Florida Fruit Lands Company's Subdivision No. 2", as recorded in Plat Book 1, Page 102, of the public records of Palm Beach County, Florida) (Case No. 6-SP-13); providing for conflicts; providing for severability; and providing for an effective date.

ATTACHMENTS:

Name:

Description:

- 📎 [1305004m Tamarac Commerce III NDSP.pdf](#)
- 📎 [TR12341-Tamarac Commerce Center - NDSP.doc](#)
- 📎 [TR12341-Tamarac Commerce III - Justification Letter.pdf](#)
- 📎 [Exhibit 1 - Development Review Status Sheet.doc](#)
- 📎 [Tamarac Commerce Center III Location Map CC.pdf](#)

TR12341-Tamarac Commerce III - NDSP/Memo
TR12341 Resolution
TR12341-Tamarac Commerce Center III - Justification Letter
TR12341-Tamarac Commerce Center - Exhibit 1
TR12341-Tamarac Commerce Center III - Site Location Map

CITY OF TAMARAC
INTEROFFICE MEMORANDUM 13-05-004M
COMMUNITY DEVELOPMENT DEPARTMENT

TO: Michael C. Cernech,
City Manager

DATE: May 8, 2013

FROM: Jennifer K. Bramley,
Director of Community Development

RE: Tamarac Commerce III –
New Development Site Plan

CASE#: 6-SP-13 **TEMP. RESO. NO.** 12341

MF#: 02-11

RECOMMENDATION: The Director of Community Development recommends that the City Commission approve the New Development Site Plan application for the proposed Tamarac Commerce Center III warehouse project at its May 22, 2013 meeting.

ISSUE: Malcolm Butters/Butters Construction & Development, the designated agent for the property owner, IIT Tamarac Commerce Center III, LLC, is requesting site plan approval for the new construction of a 42,632 sq. ft. Class “A” warehouse building.

PUBLIC NOTIFICATION: Section 2-370 of the Code of Ordinances requires that all property owners within 400 feet of the subject property be notified of this application. To that end 28 property owners were notified for this petition.

BACKGROUND: The subject property is 4.7± acre in size and it is vacant. The property is located on the southeast corner of Hiatus Road and McNab Road. The land use designation of the property is Industrial with an underlying zoning classification of Light Industry (LI-1).

Surrounding uses to the subject property include a canal to the south, industrial uses to the east, vacant land to the west, and single-family residential to the north, across McNab Road (Isles of Tamarac). The zoning classifications of the surrounding areas are LI-1 to the east and west, Recreational District (S-1) to the south, and Single-Family Residential (R-1C) to the north.

ANALYSIS: The subject parcel is one of the few remaining undeveloped parcels in the commerce park. The proposed development is consistent with its zoning classification, and it is compatible with the existing uses surrounding the property. The site plan shows the southern portion of the property will be a wetland area. The wetland area would comprise of 44,159 sq. ft. or 1.01 acres.

The applicant is proposing to construct a new 42,632 sq. ft. Class “A” warehouse building. The new building would consist 28,624 sq. ft. of warehouse/storage space and 12,300 sq. ft. of office space. The proposed development would also provide on-site parking for 70 vehicles (3 handicapped).

South Florida is experiencing a high demand for industrial warehouse uses. This proposed development is compatible with its surroundings and is the most appropriate use for the parcel. Development of this parcel would also increase the City’s tax base, and further enhance the area as a City’s thriving industrial center.

Architecture

The one-story warehouse building will be accented with formal entrances into each bay, which are projected from the face of the building to provide dimensionality and shadow lines. The corners of the building are enhanced with tower features to provide symmetry. The remainder of the building is accented with banding and score lines (see site plan).

Site Plan

The loading area is along the eastern building elevation, while the front façade faces towards the north facing McNab Road. The building/bay entrances are along the western building elevation facing Hiatus Road (see site plan).

Buffering/Landscaping

All required landscaped perimeters with associated landscaping are proposed. The northern landscape treatment consists of a 25-foot landscape buffer plus a 40-foot wide right-of-way section of McNab Road which is currently green pervious area planted with Gumbo Limbo and Live Oak shade trees. All required pedestrian zone buffers along with the associated landscaping has been provided to help buffer the building from the adjacent vehicular use areas.

The southern buffer consists of a 235-foot wetland mitigation area. This area will be extensively planted with appropriate wetland trees and smaller plant material.

Additionally, the western perimeter which is adjacent to Hiatus Road contains the required 15-foot buffer with associated trees and perimeter hedge.

In total, the site will be planted with 245 trees and palms, 7801 shrubs and ground covers and St. Augustine sod. The majority of the landscaping is native providing for easier long-term maintenance while still providing excellent shade and color throughout the development (see site plan).

Traffic Circulation

The site circulates around all 4 sides of the building with the ingress/egress located at the Hiatus Road right-of-way. The site can be entered both from north and southbound traffic from Hiatus Road, while the egress from the property is a right turn only northbound onto Hiatus Road (see site plan).

CONCLUSION: Construction of a 42,632 sq. ft. Class “A” warehouse building is in keeping with the Policies of the City’s Comprehensive Plan specifically Policy 1.4. The Goals, Objectives and Policies (GOP’s) of the Future Land Use Element of the Comprehensive Plan and specifically Policy 1.4 state the following;

Policy 1.4 *The Community Development Department will continue to review land use plan amendments, zoning amendments, site plans, and plat approval requests for compatibility with adjacent land uses as currently required in the Code of Ordinances. The Land Development Code revisions should address criteria to be used in reviews for determining whether there is compatibility among adjacent land uses. The Community Development Department will continue to review the Planning Commission Board agendas of surrounding cities to identify land use proposals, which might affect the City of Tamarac.*

The proposed amendment supports Goal #5, “A Vibrant Community” by revitalizing our community within the City’s light industrial districts.

FISCAL IMPACT: The application is being funded by an application/processing fee.

RECOMMENDATION: Staff has determined that the proposed new development site plan to construct a 42,632 sq. ft. Class “A” warehouse building is consistent with the City’s Comprehensive Plan. Therefore, staff recommends that the City Commission approve the proposed New Development Site Plan application at its May 22, 2013 meeting.

INTERVENING ACTION: At its May 1, 2013 meeting, the Planning Board voted unanimously, 3-0 (Hubert Klombers and James Griffin were absent and excused) to forward a favorable recommendation to the City Commission at its May 22, 2013 meeting regarding the Tamarac Commerce Center III – New Development Site Plan application, Case No. 6-SP-13.



Jennifer K. Bramley,
Director of Community Development

Attachments: Temporary Resolution No. 12341
 Justification Letter
 Exhibit 1 – Development Review Status Sheet
 Site Location Map
 Site Plan

JKB/FLZ/alg

CITY OF TAMARAC, FLORIDA

RESOLUTION NO. R-2013-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, ISSUING REVISED DEVELOPMENT ORDER NO. 342.1 AND GRANTING NEW DEVELOPMENT SITE PLAN APPROVAL FOR THE TAMARAC COMMERCE CENTER III PROJECT, TO ALLOW FOR THE NEW CONSTRUCTION OF A 42,632 SQUARE FOOT CLASS "A" WAREHOUSE BUILDING, FOR THE PROPERTY LOCATED ON THE SOUTHEAST CORNER OF HIATUS ROAD AND MCNAB ROAD (SPECIFICALLY, A PART OF TRACT 8, SECTION 7, TOWNSHIP 49 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO.2", AS RECORDED IN PLAT BOOK 1, PAGE 102, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA) (CASE NO. 6-SP-13); PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to the instructions of the City Commission of the City of Tamarac, Florida, a public meeting has been advertised in accordance with applicable law of the date, time and place of the meeting regarding the review of the application for a Revised Development Order and New Development Site Plan for development approval; and

WHEREAS, the Director of Community Development recommends approval; and

WHEREAS, the Planning Board recommended approval on May 1, 2013; and

WHEREAS, the City Commission has examined the application, the staff and Planning Board recommendations, and the Development Review Status Sheet dated May 8, 2013 (attached hereto as Exhibit "1", incorporated therein and made a specific part thereof); and

WHEREAS, the City Commission has determined that the application is in compliance with all elements of the Comprehensive Plan, or will be in compliance with all elements of the Comprehensive Plan prior to the issuance of a Certificate of Occupancy for the development; and

WHEREAS, the City Commission of the City of Tamarac, Florida deems it to be in the best interests of the citizens and residents of the City of Tamarac to issue Revised Development Order No. 342.1 and granting New Development Site Plan approval for the Tamarac Commerce Center III project, to allow for the new construction of a 42,632 square foot class "A" warehouse building, for the property located on the southeast corner of Hiatus Road and McNab Road (specifically, a part of Tract 8, Section 7, Township 49 South, Range 41 East, according to the Plat of "Florida Fruit Lands Company's Subdivision No.2", as recorded in Plat Book 1, Page 102, of the public records of Palm Beach County, Florida).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA:

SECTION 1: The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution. All exhibits attached hereto are incorporated herein and made a specific part of this resolution.

SECTION 2: That the application of the New Development Site Plan for Tamarac Commerce Center III project to allow for the new construction of a 42,632 square foot class “A” warehouse building, for the property located on the southeast corner of Hiatus Road and McNab Road (specifically, a part of Tract 8, Section 7, Township 49 South, Range 41 East, according to the Plat of “Florida Fruit Lands Company’s Subdivision No.2”, as recorded in Plat Book 1, Page 102, of the public records of Palm Beach County, Florida); is HEREBY APPROVED.

SECTION 3: All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4: If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or in application, it shall not affect the validity of the remaining portions or applications of this Resolution.

SECTION 5: This Resolution shall become effective immediately upon its adoption.

PASSED, ADOPTED AND APPROVED this day of , 2013.

BETH TALABISCO,
MAYOR

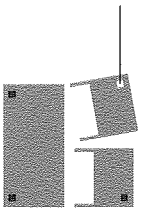
ATTEST:

PATRICIA TEUFEL, CMC
INTERIM CITY CLERK

I HEREBY CERTIFY that I
have approved this
ORDINANCE as to form.

SAMUEL S. GOREN,
CITY ATTORNEY

Tamarac Commerce Center III



BUTTERS

CONSTRUCTION
&
DEVELOPMENT

CITY OF TAMARAC

2013 JAN 22 PM 4: 46

January 22, 2013

Community Development
7525 NW 88th Avenue
Tamarac, FL 33321

Re: Justification Letter

To Whom This May Concern:

Attached to this application is a site plan to construct a Class A, approximately 42,000 +/- square foot warehouse project in the Tamarac submarket. The building will be cutting edge and incorporate all of the items a Class A user would look for in order to separate our project from our competition. This will give Tamarac a competitive advantage over its neighbors by having the newest design to attract more financially stable companies to the area.

The project will increase the tax base in the city by taking an undeveloped parcel which generates a low tax, and greatly increasing the amount of taxes it generates to the city. The warehouse use best fits the land, as the area is primarily warehouse as well. With warehouse in high demand, the development makes financial sense to build as a speculative or user specific building.

The developer, Butters Construction & Development, has successfully developed many of the buildings in the area over the past years, and we look forward to continuing our success and relationship with the City of Tamarac.

Sincerely,

Adam Vaisman

Adam Vaisman

6820 LYONS
TECHNOLOGY CIRCLE
SUITE 100
COCONUT CREEK,
FLORIDA 33073
TEL.954.570.8111
FAX.954.570.8844
BUTTERS.COM

CITY OF TAMARAC
7525 NORTHWEST 88 AVENUE TAMARAC, FLORIDA 33321
TELEPHONE (954) 597-3530
DEVELOPMENT REVIEW STATUS SHEET

Date: May 8, 2013

Orig. Dev. Order: 342.1

Project: Tamarac Commerce Center III – New Development Site Plan

Master File: 02-11

Location: Southeast Corner of Hiatus Road and McNab Road

Developer: Butters Construction and Development

Owner: IIT Tamarac Commerce Center III, LLC

Zoning: LI-1 (Light Industrial)

Future Land Use Designation: Commercial

Acres: 4.7 acres, more or less

Recommended Date for Commission Action: May 22, 2013

1. DEVELOPMENT ORDER FOR: PLAT APPROVAL

Comments: Subject to Findings.

2. PLANNING BOARD RECOMMENDATION: APPROVAL

Date of Action: May 1, 2013

Planning Board findings of compliance with certified Plan: Yes

3. FINAL ENGINEERING DRAWINGS:

On file in the City Engineer's Office upon issuance of an Engineering Permit through the Engineering Division

4. LANDSCAPE PLAN: March 29, 2013

5. BROWARD COUNTY DEVELOPMENT REVIEW COMMITTEE REPORT: N/A

6. DEVELOPERS AGREEMENTS/FEES (where applicable)

- A. Water and Sewer Developer’s Agreement:

City Engineer: Required before Building or
Engineering Construction Permits are issued.
- B. Other Development Agreements (Covenants, Stipulations, etc.)

Utility Easement, Blanket Public Safety Ingress/Egress Easement and
Public Utility Easement
- C. Water & Sewer Contribution Charges Fee Amount: To be determined
by Water/Sewer Developer’s Agreement.
- D. Water and Sewer Developer’s Agreement Review Fee, if more than 9
ERC’s Fee Amount: \$750.00
- E. Local Parks/Recreation Fee Amount: N/A
- F. Engineering Permit Fees Fee Amount: 10% of
Infrastructure construction costs, to be determined by a certified Cost
Estimate
- G. Bonds (Utilities, Public Works) Bond Amount: Determined by
certified Cost Estimates.
- H. On Site Beautification Fee Amount: N/A
- I. Local Traffic Impact Fees: Fee Amount: N/A

7. DEVELOPMENT REVIEW REQUIREMENTS

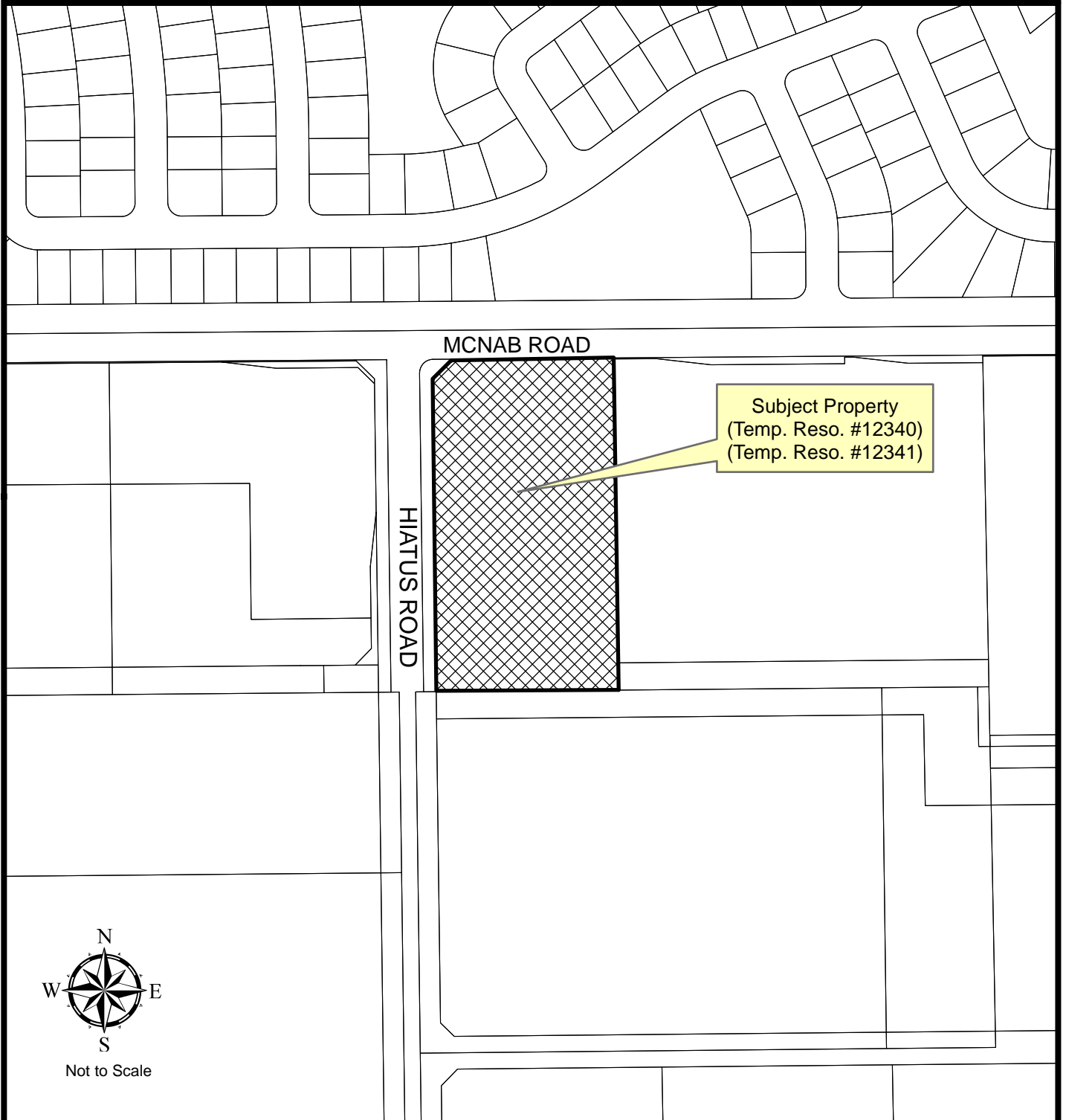
- A. Potable Water Service
Certification of Utilities Engineer or Consulting Engineer of Availability
Service:
AVAILABLE X WILL BE AVAILABLE NOT AVAILABLE
- B. Waste Water Treatment and Disposal Service
Certification of Utilities Engineer or Consulting Engineer of Availability
Service:
AVAILABLE X WILL BE AVAILABLE NOT AVAILABLE
- C. Solid Waste Disposal Service
Determination of Availability of Service:
AVAILABLE WILL BE AVAILABLE X NOT AVAILABLE
- D. Drainage Adequately
Certification of City Engineer or Consulting City Engineer of Adequacy of
Drainage
ADEQUATE WILL BE ADEQUATE X NOT ADEQUATE
- E. Regional Transportation Network
Compliance with Minimum Standards:
COMPLIES X WILL COMPLY DOES NOT COMPLY
- F. Local Streets and Roads
Compliance with Minimum Standards:
COMPLIES X WILL COMPLY DOES NOT COMPLY
- G. Police Protection Service
Compliance with Minimum Standards:
COMPLIES WILL COMPLY X DOES NOT COMPLY
- H. Local Parks (Parks and Recreation Facilities) N/A
- I. School Sites: N/A

8. PROCESSING FEES (PAID)

New Development Site Plan	\$3,000.00
Engineering Review	\$300.00

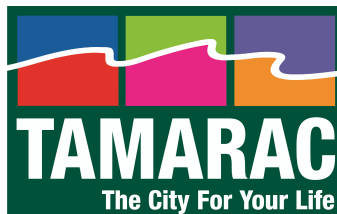
Tamarac Commerce Center III

Plat and New Development Site Plan



City Commission
May 22, 2013

Temp. Reso. #12340
Temp. Reso. #12341



Jennifer Bramley, Director
Community Development
7525 NW 88 Avenue
Tamarac, FL 33321
Telephone (954) 597-3530



Title - TR12342 - Palm Cove - Plat

A Resolution of the City Commission of the City of Tamarac, Florida, issuing Revised Development Order No. 338.3 and granting Re-Plat approval for the "Palm Cove Plat", to allow for the development of sixty-one (61) single-family homes and one hundred and sixty-four (164) townhouse units as requested by Jane Storms of Pulice Land Surveyors, Inc., the Designated Agent for the property owner LDC Monterey Ventures, LLC., for the property located on Monterey Drive, just east of the Florida Turnpike, and is comprised of 33.38± acres; (Case No. 4-P-13); providing for conditions of approval; providing for execution of said plat; providing for conflicts; providing for severability; and providing for an effective date.

ATTACHMENTS:

Name:

Description:

- 📎 [1304019m Palm Cove Plat.pdf](#)
- 📎 [TR12342reso Palm Cove Plat 4p13.doc](#)
- 📎 [Exhibit 1 - Palm Cove Plat 4p13.doc](#)
- 📎 [Palm Cove Plat \(4-P-13\) Location Map CC.pdf](#)
- 📎 [TR12342-Palm Cove Justification Letter.pdf](#)
- 📎 [TR12342-Palm Cove - Proposed Re-Plat.pdf](#)

TR12342 - Palm Cove - Memo
TR12342-Palm Cove Plat - Resolution
TR12342-Palm Cove Plat Exhibit 1
TR12342-Palm Cove Plat
TR12342-Palm Cove Justification Letter
TR12342-Proposed Re-Plat Sketch

CITY OF TAMARAC
INTEROFFICE MEMORANDUM 13-04-019M
COMMUNITY DEVELOPMENT DEPARTMENT

TO: Michael C. Cernech,
City Commission

DATE: May 8, 2013

FROM: Jennifer K. Bramley,
Director of Community Development

RE: Palm Cove – Re-plat

CASE#: 4-P-13 **TEMP. RESO. NO.** 12342

MF#: 05-04

RECOMMENDATION: The Director of Community Development recommends that the City Commission approve the Re-Plat petition for the Palm Cove project (with the conditions of approval stated on page 2) at its May 22, 2013 meeting.

ISSUE: Jane Storms of Pulice Land Surveyors, Inc., the designated agent for the property owner LDC Monterey Ventures, LLC, is requesting re-plat approval for the property known as “Palm Cove” (formerly “Monterey”) to allow for the development of sixty-one (61) single-family homes and one hundred and sixty-four (164) townhouse units.

PUBLIC NOTIFICATION: Section 2-370 of the Code of Ordinances requires that all property owners within 400 feet of the subject property be notified of this application. To that end 188 property owners were notified regarding the Re-plat petition.

BACKGROUND: The subject property is located on Monterey Drive, just east of the Florida Turnpike, and is comprised of 33.38± acres. The property has a Future Land Use designation of Low Medium (5-10) Residential with an underlying zoning classification of R-3 (Low Density Multifamily Residential District). Existing uses surrounding the subject property include residential to the south, east and northeast (Mainlands of Tamarac, Sections 4 and 5), and the Florida Turnpike to the west. The proposed residential use of the property is consistent with its Future Land Use designation and zoning classification.

In 2007, a plat and site plan for the property, known as “Monterey,” consisting of forty-eight (48) single-family units and one hundred and eighty-four (184) townhouse units were approved by the City. Construction on the Monterey project did not commence, and a change in ownership over time had resulted in the renaming of the property to “Palm Cove” and the subsequent modification of the 2007 site plan. The current Palm Cove site plan, consisting of 61 single-family units and 164 townhouse units, was approved by the City on January 23, 2013 (Resolution No. R-2013-12). The applicant is requesting approval for the re-plat of the property for consistency with the approved Palm Cove Site Plan.

ANALYSIS: The current approved Palm Cove site plan received a number of variances, which modified the lot sizes and the overall number of units on the property from the original plat and site plan. A re-plat of the property is necessary for the future sale of the proposed Palm Cove fee simple lots. The developer of this site would be responsible for the mitigation of impacts of the proposed development on public services and facilities through the payment of applicable impact fees.

Conditions of Approval:

1. In January 2007, the City Commission adopted a Land Use Plan Amendment for the subject property predicated upon commitments regarding the project made by the owner and recorded in a Declaration of Restrictive Covenants. The Restrictive Covenants are recorded in O.R. Book 44460, Page 1757, B.C.R. Given that the level of development is changing for this project, in order for this plat to be approved and recorded, the Restrictive Covenants must be amended. Staff is recommending that approval of this plat be conditioned upon approval of amendments to the Restrictive Covenants by the City Commission and the Board of County Commissioners.
2. Given the fact that the level of development is changing, the subject site must be reviewed for public school concurrency according to the Second Amended Interlocal Agreement for Public School Facilities Planning approved by the City Commission in 2010. Staff is therefore recommending that approval be conditioned such that the applicant/owner provide documentation from the Broward County School Board that the public school concurrency requirement has been satisfied.

CONCLUSION: Policy 1.5 of the Future Land Use Element of the 2007 City of Tamarac Comprehensive Plan is to promote “quality development” in all land use categories by the establishment and implementation of design criteria and development standards in the Land Development Code, which promote the highest standards of urban development and community aesthetics. The development of this property will greatly enhance the area. The reduction in the number of dwelling units from 232 dwelling units to 225 will benefit the surrounding residential community by generating less traffic impacts to the area.

Additionally, this project supports the City’s Strategic Plan, Goal #5 providing for “A Vibrant Community” by being accessible and responsive to our neighborhood and business partners and developing an understanding of the unique needs of each neighborhood and commercial area.

Staff recommends that the City Commission approve the Re-Plat for the Palm Cove property with the condition of approval stated above at its May 22, 2013 meeting.

FISCAL IMPACT: This application is being funded by an application/processing fee. The development of this project will provide a net positive impact as building and engineering fees will be collected as the applicant moves forward with the development of this property.

INTERVENING ACTION: At its May 1, 2013 meeting, the Planning Board voted unanimously, 3-0 (Hubert Klombers and James Griffin were absent and excused) to forward a favorable recommendation Palm Cove Re-Plat application, Case No. 4-P-13, to the City Commission at its May 22, 2013 meeting.



Jennifer K. Bramley,
Director of Community Development

Attachments: Temporary Resolution No. 12342
 Exhibit "1" – Development Review Status Sheet
 Site Location Map
 Petitioner's Justification Letter
 Proposed Re-plat

JKB/FLZ/alg

CITY OF TAMARAC, FLORIDA

RESOLUTION NO. R-2013-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, ISSUING REVISED DEVELOPMENT ORDER NO. 338.3 AND GRANTING RE-PLAT APPROVAL FOR THE "PALM COVE PLAT", TO ALLOW FOR THE DEVELOPMENT OF SIXTY-ONE (61) SINGLE-FAMILY HOMES AND ONE HUNDRED AND SIXTY-FOUR (164) TOWNHOUSE UNITS AS REQUESTED BY JANE STORMS OF PULICE LAND SURVEYORS, INC., THE DESIGNATED AGENT FOR THE PROPERTY OWNER LDC MONTEREY VENTURES, LLC, FOR THE PROPERTY LOCATED ON MONTEREY DRIVE, JUST EAST OF THE FLORIDA TURNPIKE, AND IS COMPRISED OF 33.38± ACRES; (CASE NO. 4-P-13); PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR EXECUTION OF SAID PLAT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a re-plat application has been submitted by Jane Storms of Pulice Land Surveyors, Inc., the designated agent for the property owner LDC Monterey Ventures, LLC for approval by the City of Tamarac"; and

WHEREAS, pursuant to the instructions of the City Commission of Tamarac, Florida, a public meeting has been advertised in accordance with the applicable law of the date, time and place of the meeting regarding the review of the application for a development order by the applicant for development approval; and

WHEREAS, the Planning Board of the City of Tamarac has reviewed said plat and has made recommendation for approval of said plat on May 1, 2013; and

WHEREAS, the City Engineer has reviewed said re-plat and has made recommendation for approval and acceptance of said re-plat by the City of Tamarac; and

WHEREAS, the Director of Community Development recommends approval of the re-plat; and

WHEREAS, the Development Review Requirements of the Broward County Land Use Plan appeared to have been satisfied; and

WHEREAS, the City Commission has examined the application, staff and Planning Board recommendations, and the attached Development Review Status Sheet dated May 8, 2013 (attached hereto as Exhibit "1" incorporated herein and made a specific part thereof); and

WHEREAS, the City Commission reviewed the development order and accompanying documents at a public meeting; and

WHEREAS, the City Commission has determined that the application is in compliance with all elements of the Comprehensive Plan, or will be in compliance prior to the issuance of a Building Permit for the development that is the subject of the application; and

WHEREAS, the City Commission of the City of Tamarac, Florida deems it to be in the best interests of the citizens and residents of the City of Tamarac to issue Revised Development Order No. 338.3 and grant re-plat approval for the "Palm Cove Plat", as requested by Jane Storms of Pulice Land Surveyors, Inc., the designated agent for the property owner LDC Monterey Ventures, LLC, to allow for the development of sixty-one (61) single-family homes and one hundred and sixty-four (164) townhouse units for the property located on Monterey Drive, just east of the Florida Turnpike, and is comprised of 33.38± acres.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA:

SECTION 1: The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution. All exhibits attached hereto are incorporated herein and made a specific part of this resolution.

SECTION 2: That upon recommendation of the Planning Board, the Director of Community Development and the City Engineer, the re-plat application submitted for approval of the "Palm Cove Plat", to allow for the development of sixty-one (61) single-family homes and one hundred and sixty-four (164) townhouse units as requested by Jane Storms of Pulice Land Surveyors, Inc., the designated agent for the property owner LDC Monterey Ventures, LLC, for the property located on Monterey Drive, just east of the Florida Turnpike, and is comprised of 33.38± acres; is HEREBY APPROVED.

SECTION 3: That the development described on the attached Development Review Status Sheet dated May 8, 2013 granted a revised development order subject to the following conditions:

- a. That approval of this plat be conditioned upon approval of amendments to the Restrictive Covenants that are recorded in O.R. Book 44460, Page 1757, of the Public Records of Broward County, Florida by the City Commission and the Board of County Commissioners.

b. That approval of this plat is conditioned such that the applicant/owner provides documentation from the Broward County School Board that the public school concurrency requirement has been satisfied subject to the Second Amended Interlocal Agreement for Public School Facilities Planning approved by the City Commission of the City of Tamarac, Florida in 2010.

SECTION 4: All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5: If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or in application, it shall not affect the validity of the remaining portion or applications of this Resolution.

SECTION 6: This Resolution shall become effective immediately upon its adoption.

PASSED, ADOPTED AND APPROVED this day of , 2013.

BETH TALABISCO,
MAYOR

ATTEST:

PATRICIA TEUFEL, CMC
INTERIM CITY CLERK

I HEREBY CERTIFY that I
have approved this
ORDINANCE as to form.

SAMUEL S. GOREN,
CITY ATTORNEY

CITY OF TAMARAC
7525 NORTHWEST 88 AVENUE TAMARAC, FLORIDA 33321
TELEPHONE (954) 597-3530
DEVELOPMENT REVIEW STATUS SHEET

Date: May 8, 2013

Orig. Dev. Order: 338.3
Revised Dev. Order: N/A

Project: Palm Cove Plat

Master File: 05-04

Location: East of Florida's Turnpike, west of NW 48th Avenue

Developer: LDC Monterey Ventures, LLC

Owner: LDC Monterey Ventures, LLC

Zoning: R-3(Low Density Multifamily Residential District)

Future Land Use Designation: Low Medium (5-10) Residential

Acres: 33.38 acres, more or less

Recommended Date for Commission Action: May 22, 2013

1. DEVELOPMENT ORDER FOR: NEW DEVELOPMENT SITE PLAN APPROVAL

Comments: Subject to Findings.

2. PLANNING BOARD RECOMMENDATION: APPROVAL

Date of Action: May 1, 2013

Planning Board findings of compliance with certified Plan: Yes

3. FINAL ENGINEERING DRAWINGS:

On file in the City Engineer's Office

4. LANDSCAPE PLAN: January 29, 2013

5. BROWARD COUNTY DEVELOPMENT REVIEW COMMITTEE REPORT: N/A

6. DEVELOPERS AGREEMENTS/FEES (where applicable)

- A. Water and Sewer Developer's Agreement:
Utilities Engineer
City Attorney
Required before Building or Utility
Construction Permits are issued.
- B. Other Development Agreements (Covenants, Stipulations, etc.)
Utility Easement, Blanket Public Safety Ingress/Egress Easement,
Public Utility Easement
- C. Drainage Retention: N/A
5% Required/Acres
Deficiency/Acres X \$45,500/Acre
Fee Amount: N/A
- D. Drainage Improvement: N/A
Project Acreage X \$130.00/Acre
Fee Amount: N/A
- E. Water & Sewer Contribution Charges
Fee Amount: To be determined
by Water/Sewer
Developer's
Agreement.
- F. ERC Review Fee, if more than 9 ERC's
Fee Amount: \$750.00
- G. Local Parks/Recreation
Fee Amount: N/A
- H. Public Works Engineering Fees
Fee Amount: To be determined
- Utility Engineering Fees
Fee Amount: Determined by
certified Cost
Estimates.
- I. Bonds (Utilities, Public Works)
Bond Amount: Determined by
certified Cost
Estimates.
- Date: Approved by City Engineer N/A
Utilities Engineer N/A
City Attorney N/A
- J. On Site Beautification
Fee Amount: N/A
- K. Local Traffic Impact Fees:
Fee Amount: NOT AVAILABLE

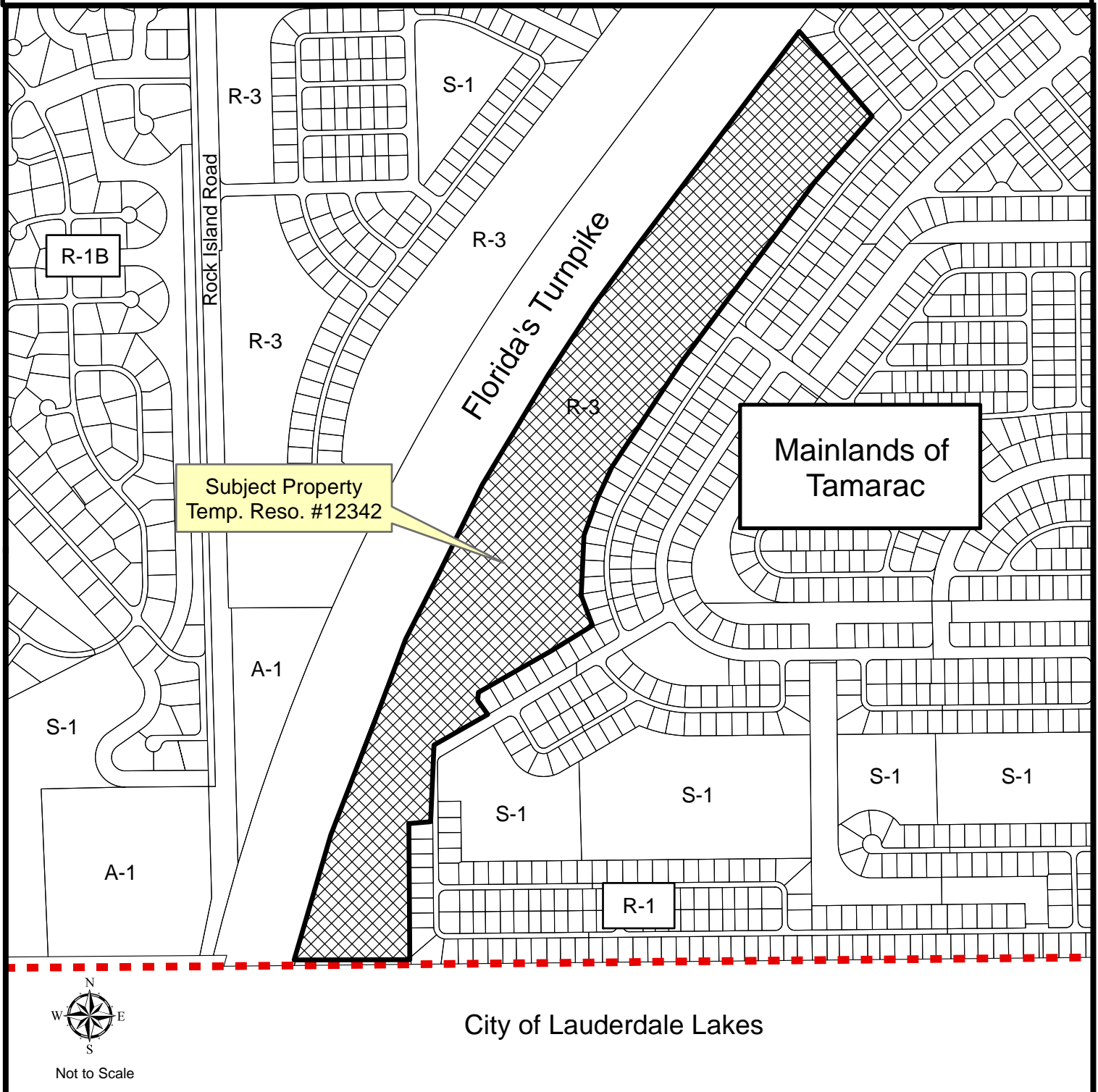
7. DEVELOPMENT REVIEW REQUIREMENTS

- A. Potable Water Service
Certification of Utilities Engineer or Consulting Engineer of Availability Service:
AVAILABLE X WILL BE AVAILABLE NOT AVAILABLE
- B. Waste Water Treatment and Disposal Service
Certification of Utilities Engineer or Consulting Engineer of Availability Service:
AVAILABLE X WILL BE AVAILABLE NOT AVAILABLE
- C. Solid Waste Disposal Service
Determination of Availability of Service:
AVAILABLE WILL BE AVAILABLE X NOT AVAILABLE
- D. Drainage Adequately
Certification of City Engineer or Consulting City Engineer of Adequacy of
Drainage
ADEQUATE WILL BE ADEQUATE X NOT ADEQUATE
- E. Regional Transportation Network
Compliance with Minimum Standards:
COMPLIES X WILL COMPLY DOES NOT COMPLY
- F. Local Streets and Roads
Compliance with Minimum Standards:
COMPLIES X WILL COMPLY DOES NOT COMPLY
- G. Police Protection Service
Compliance with Minimum Standards:
COMPLIES WILL COMPLY X DOES NOT COMPLY
- H. Local Parks (Parks and Recreation Facilities) N/A
- I. School Sites: N/A

8. PROCESSING FEES (PAID)

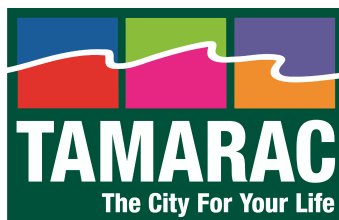
Plats	\$3,000.00
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Palm Cove Re-Plat



City Commission
May 22, 2013

Temp. Reso. #12342



Jennifer Bramley, Director
Community Development
7525 NW 88 Avenue
Tamarac, FL 33321
Telephone (954) 597-3530



PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE (954) 572-1777 • FACSIMILE (954) 572-1778
e-mail: surveys@pulicelandsurveyors.com



February 18, 2013

Mr. Frank Zicar
Planning and Zoning Manager
City of Tamarac
7525 NW 88th Ave.
Tamarac, FL 33321

**RE: "PALM COVE" PLAT, FKA "MONTEREY"
TAMARAC, FLORIDA YOUR SITE PLAN FILE 20-SP-12 MF#05-04**

Dear Mr. Zicar,

Please find attached the application and supporting documents for the plat of "PALM COVE". The site plan for this project approved by the City Commission on January 23, 2013 and the owner is now looking forward and taking the necessary step of replatting the property to adhere to the approved site plan. The proposed plat will have 61 single family homes and 164 townhomes. I know that it had previously been discussed that a Delegation Request and different variances and processes were going to take care of amending the plat, but the owner felt that a replat of the site would be cleaner and much easier for all involved from the engineer in design to the title company selling the lots to the new home owners.

I have included:

- 6 copies of the plat and survey with reduced copies.
- Letter of introduction and justification
- Proof of property ownership
- Designation of Agent for Quasi-Judicial Proceedings form
- Local Public Agency fee form
- Application fee

Feel free to contact me with any questions or comments.

Sincerely,

PULICE LAND SURVEYORS, INC.

Jane Storms
Director of Platting Services
Encl.

CITY OF TAMARAC
2013 FEB 19 PM 4:14

"PALM COVE"

A REPLAT OF ALL OF THE PLAT OF "MONTEREY BY PRESTIGE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 119, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA LESS AND EXCEPT TRACT "D" AND TRACT "E" SECTION 13, TOWNSHIP 49 SOUTH, RANGE 41 EAST CITY OF TAMARAC, BROWARD COUNTY, FLORIDA

PREPARED BY PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

954-572-1777
FAX NO. 954-572-1778
FEBRUARY 2010

LEGAL DESCRIPTION:

ALL OF THE PLAT OF "MONTEREY BY PRESTIGE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 119, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA LESS AND EXCEPT TRACT "D" AND TRACT "E".

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF TAMARAC, BROWARD COUNTY, FLORIDA, CONTAINING 1,454,106 SQUARE FEET (33.3817 ACRES).

DEDICATION:

STATE OF FLORIDA
COUNTY OF BROWARD ss

KNOW ALL MEN BY THESE PRESENTS: LDC MONTEREY VENTURES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "PALM COVE", A REPLAT.

TRACT "A" IS HEREBY DEDICATED TO THE HOMEOWNERS' ASSOCIATION AND THE PRESENT AND FUTURE OWNER OR OWNERS OF LOTS AND TRACTS DESCRIBED AND SHOWN AS INCLUDED IN THIS PLAT AND THEIR HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, ASSIGNS, TENANTS, INVITEES, LICENSEES, MORTGAGEES, AND EMPLOYEES, NOT THE PUBLIC, ARE HEREBY GRANTED A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS ON AND OVER TRACT A, RESERVING UNTO LDC MONTEREY VENTURES, LLC, ITS SUCCESSORS, DESIGNEE, AND ASSIGNS A PERPETUAL RIGHT OF INGRESS AND EGRESS ON AND OVER SAID TRACT A.

TRACT "B" AS SHOWN HEREIN IS HEREBY DEDICATED TO THE HOMEOWNERS' ASSOCIATION FOR BUFFER PURPOSES.

THE UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO THE CITY OF TAMARAC FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

A FLOWAGE AND STORAGE EASEMENT OVER TRACTS "C" AND "D", INCLUSIVE, AND ALL CANAL MAINTENANCE EASEMENTS (C.M.E.) AS SHOWN HEREIN ARE HEREBY DEDICATED TO THE HOMEOWNERS' ASSOCIATION FOR DRAINAGE AND MAINTENANCE PURPOSES.

TRACT "B" AS SHOWN HEREIN IS HEREBY DEDICATED TO THE HOMEOWNERS' ASSOCIATION FOR RECREATION PURPOSES.

A BLANKET INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED TO THE CITY OF TAMARAC FOR THE SPECIFIC PURPOSE OF ACCESS OVER AND ACROSS ALL TRACTS AND LOTS AS SHOWN HEREON TO PROVIDE MUNICIPAL SERVICES SUCH AS SERVICES TO EXISTING UTILITIES, MAINTENANCE TO EXISTING CANALS, FIRE PROTECTION, POLICE PROTECTION, EMERGENCY AND OTHER POLICE SAFETY SERVICES.

IN WITNESS WHEREOF, THAT SAID LDC MONTEREY VENTURES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY ITS _____ AND ITS COMPANY SEAL TO BE HEREUNTO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES THIS _____ DAY OF _____, A.D. 2013.

WITNESSES: LDC MONTEREY VENTURES, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
PRINT NAME: _____
TITLE: _____

PRINT NAME: _____

PRINT NAME: _____

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF BROWARD ss

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME _____ AS _____ OF LDC MONTEREY VENTURES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED HEREON, IS PERSONALLY KNOWN TO ME, WHO DID NOT TAKE AN OATH, WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED BEFORE ME HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, A.D. 2013.

MY COMMISSION EXPIRES: _____ PRINT NAME: _____
ROTARY PUBLIC
STATE OF FLORIDA AT LARGE

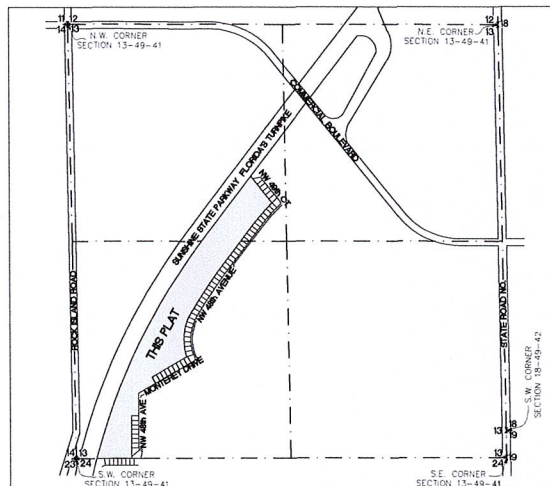
SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF BROWARD ss

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED AND DESCRIBED HEREIN, AND THAT THE SURVEY COMPLIES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, PART I, AND ALL ORDINANCES OF THE CITY OF TAMARAC, APPLICABLE TO SURVEY DATA REQUIREMENTS ON PLATS, AND THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF FLORIDA, REGISTRATION NO. 158136, AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WILL BE SET PRIOR TO RECORDING OF THE PLAT; THE PERMANENT CONTROL POINTS (P.C.P.'S) AS SHOWN HEREIN TO BE SET PRIOR TO ONE YEAR OF RECORDING THIS PLAT.

BETH BURNS, PSM
PROFESSIONAL SURVEYOR AND MAPPER #6136
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA
CERTIFICATE OF AUTHORIZATION NUMBER LB3870

DATE



LOCATION SKETCH
SECTION 13-49-41
NOT TO SCALE

LDC MONTEREY VENTURES, LLC, A FLORIDA LIMITED LIABILITY COMPANY	DEDICATION ACKNOWLEDGMENT	PLATTING SURVEYOR	CITY OF TAMARAC	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER

P.B. CITY OF TAMARAC
PAGE SHEET 1 OF 7 SHEETS

CITY OF TAMARAC PLANNING BOARD
THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D. 2013.

BY: _____
CHAIRMAN

CITY OF TAMARAC CITY COMMISSION:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ALL EASEMENTS HAVE BEEN ACCEPTED FOR RECORD BY THE CITY OF TAMARAC, BROWARD COUNTY, FLORIDA IN AND BY RESOLUTION NO. _____, ADOPTED THIS _____ DAY OF _____, A.D. 2013.

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

IN WITNESS WHEREOF: THE SAID CITY COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID CITY TO BE AFFIXED THIS _____ DAY OF _____, A.D. 2013.

BY: _____
MARION SWENSON
CITY CLERK

BY: _____
BETH FLANSBAUM-TALABISCO
CITY MAYOR

CITY ENGINEERING DEPARTMENT:

THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D. 2013.

BY: _____
JOHN DOHERTY
CITY ENGINEER

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D. 2013.

BY: _____
DIRECTOR/DESIGNEE

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS _____ DAY OF _____, A.D. 2013.

BY: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D. 2013.

BY: _____
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION-MINUTES SECTION:

THIS IS TO CERTIFY: THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____, A.D. 2013.

ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR

BY: _____
DEPUTY

BY: _____
MAYOR, COUNTY COMMISSION

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION-RECORDING SECTION:

THIS IS TO CERTIFY: THAT THIS PLAT WAS FILED FOR RECORD ON THIS _____ DAY OF _____, A.D. 2013, AND RECORDED IN PLAT BOOK _____ AT PAGE _____, RECORD VERIFIED.

ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR

BY: _____
DEPUTY

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD.

BY: _____
ROBERT P. LEGG, JR., DIRECTOR
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER: 154030

BY: _____
RICHARD TORNESE
DIRECTOR
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 40263

DATE: _____, A.D. 2013. DATE: _____, A.D. 2013.

PLANNING FILE NO. -MP-13

SURVEYOR'S NOTES:

- 1) THIS PLAT IS RESTRICTED TO 61 SINGLE FAMILY UNITS AND 164 TOWNHOME UNITS.
 ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.1, DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
 THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERE TO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
- 2) BEARINGS AND GRID COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM PLANE OF 1983 WITH 1990 CONVERSION FOR STATION/DEPTH RESURVEY ALL OF TOWNSHIP 49 SOUTH, RANGE 41 EAST, MISCELLANEOUS PLAT BOOK 3, PAGE 44, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WITH THE EAST LINE OF THE S.W. 1/4 OF SECTION 13-49-41 BEING NSR2501'E.
- 3) A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY 2018, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME: AND/OR
 B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY 2018, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
- 4) THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 5) ELEVATIONS ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929. BENCHMARK OF ORIGIN: BROWARD COUNTY CONSTRUCTION & ENGINEERING DIVISION BENCHMARK NUMBER 2315; ELEVATION 7.02 FEET. SQUARE CUT IN NW CORNER OF HEADWALL 30 SOUTH OF CENTERLINE HIGHLAND DRIVE 185 WEST OF CENTERLINE NW 47 AVENUE.
- 6) ALL LINES SHOWN HEREON ARE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL WITH (R).

LEGEND:

- P.R.M. □ DENOTES: PERMANENT REFERENCE MONUMENT (4"x4"x24" CONCRETE MONUMENT WITH 2" ALUMINUM DISC STAMPED "P.R.M. LB3870" UNLESS OTHERWISE NOTED)
- PCP • DENOTES: PERMANENT CONTROL POINT (WAG NAIL & 2" BRASS WASHER STAMPED "PCP LB3870" UNLESS OTHERWISE NOTED)
- LB DENOTES: LICENSED BUSINESS
- B.C.R. DENOTES: BROWARD COUNTY RECORDS
- D.B. DENOTES: DEED BOOK
- O.R.B. DENOTES: OFFICIAL RECORD BOOK
- CL DENOTES: CENTERLINE
- NOV29 DENOTES: NATIONAL GEODETIC VERTICAL DATUM OF 1929
- N 13°14'46" E 112°24'20" DENOTES: STATE PLANE COORDINATES (FLORIDA EAST) NORTHING/EASTING
- P.B. DENOTES: P.B.
- PD DENOTES: PAGE
- R/W DENOTES: RIGHT-OF-WAY
- U.E. DENOTES: U.E.
- C.M.E. DENOTES: CANAL MAINTENANCE EASEMENT
- ± DENOTES: MORE OR LESS
- SQ. FT. DENOTES: SQUARE FEET
- R DENOTES: RADIUS
- CA DENOTES: CENTRAL ANGLE
- A DENOTES: ARC DISTANCE
- CB DENOTES: CHORD BEARING
- CD DENOTES: CHORD DISTANCE
- FDOT DENOTES: FLORIDA DEPARTMENT OF TRANSPORTATION

"PALM COVE"

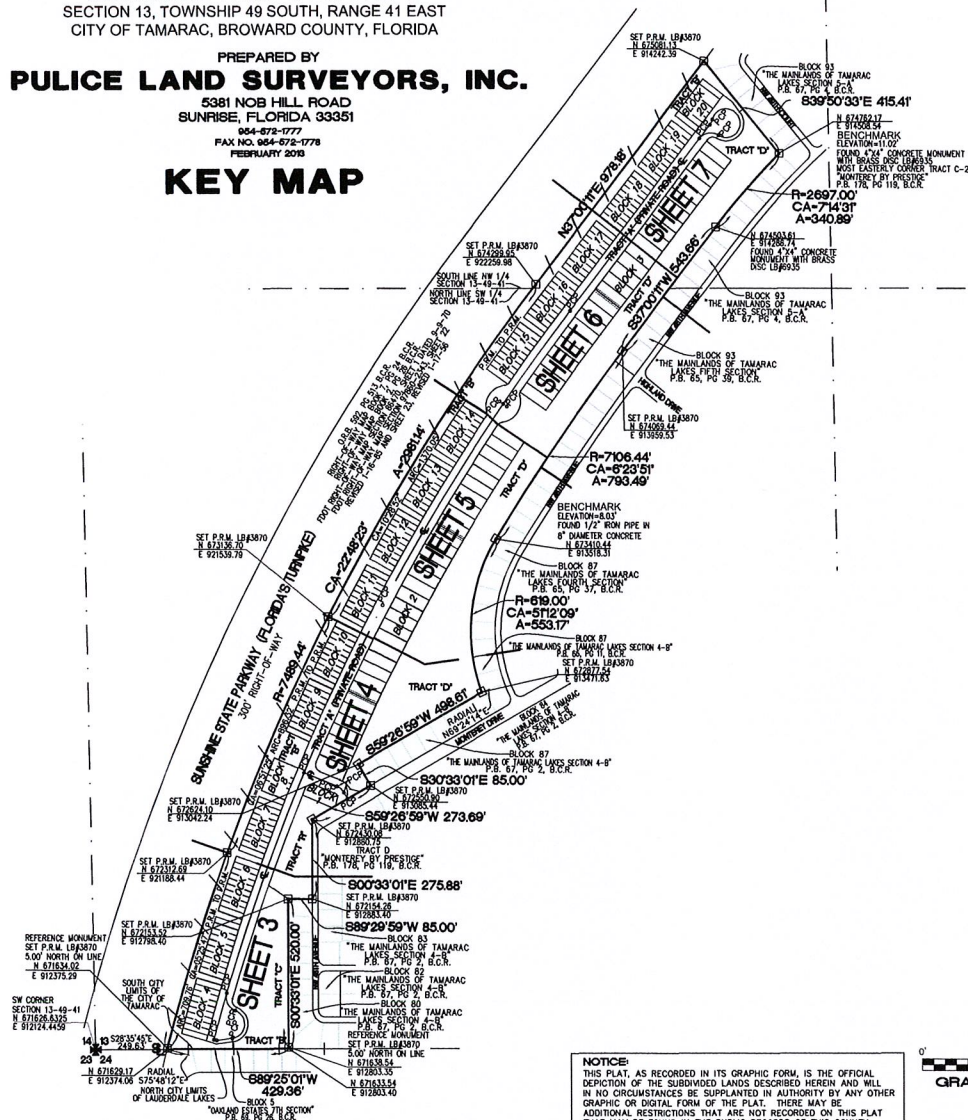
A REPLAT OF ALL OF THE PLAT OF "MONTEREY BY PRESTIGE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 119, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA LESS AND EXCEPT TRACT "D" AND TRACT "E" SECTION 13, TOWNSHIP 49 SOUTH, RANGE 41 EAST CITY OF TAMARAC, BROWARD COUNTY, FLORIDA

PREPARED BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
 SUNRISE, FLORIDA 33351

954-672-777
 FAX NO. 954-672-0778
 FEBRUARY 2018

KEY MAP



NOTICE:
 THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



PLANNING FILE NO. -MP-13

SURVEYOR'S NOTES:

1) THIS PLAT IS RESTRICTED TO 61 SINGLE FAMILY UNITS AND 164 TOWNHOME UNITS.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.L.C. DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THEREON ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

2) BEARINGS AND GRID COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM PLANE OF 1983 WITH 1999 CONVERSION FOR STONE/KOTH RESURVEY ALL OF TOWNSHIP 49 SOUTH, RANGE 41 EAST, MISCELLANEOUS PLAT BOOK 3, PAGE 44, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WITH THE EAST LINE OF THE S.W. 1/4 OF SECTION 13-49-41 BEING N89°25'01"E.

3) A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY 2018, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR

B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY 2018, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

4) THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.001, SUBSECTION (28), FLORIDA STATUTES, PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

5) ELEVATIONS ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929. BENCHMARK OF ORIGIN: BROWARD COUNTY CONSTRUCTION & ENGINEERING DIVISION BENCHMARK NUMBER 2515, ELEVATION 7.02 FEET. SQUARE CUT IN NW CORNER OF HEADWALL 30 SOUTH OF CENTERLINE HIGHLAND DRIVE 185 WEST OF CENTERLINE NW 47 AVENUE.

6) ALL LINES SHOWN HEREON ARE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL WITH (R).

"PALM COVE"

A REPLAT OF ALL OF THE PLAT OF "MONTEREY BY PRESTIGE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 119, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA LESS AND EXCEPT TRACT "D" AND TRACT "E" SECTION 13, TOWNSHIP 49 SOUTH, RANGE 41 EAST CITY OF TAMARAC, BROWARD COUNTY, FLORIDA

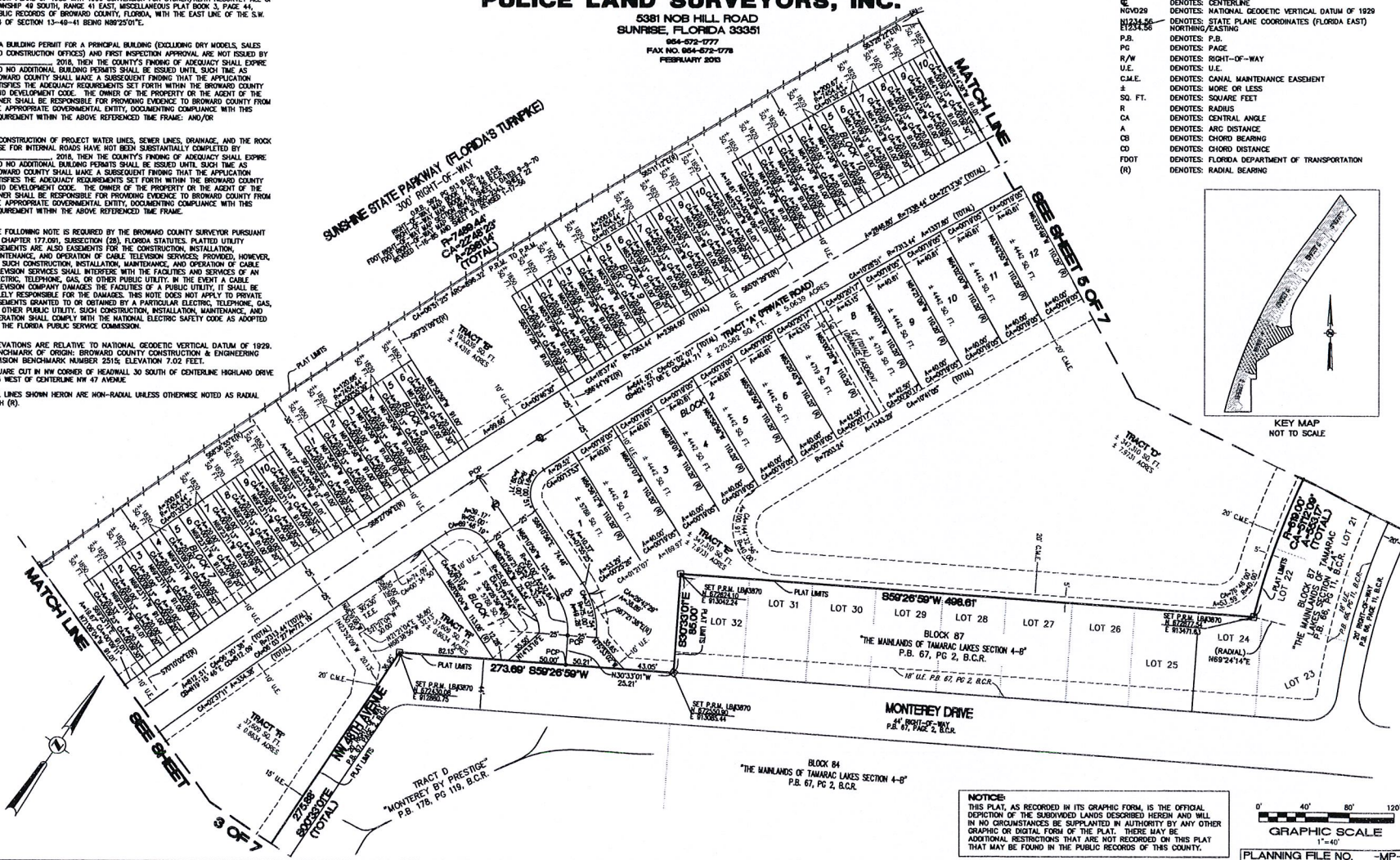
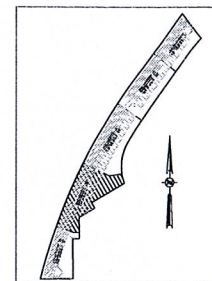
PREPARED BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

954-572-7777
FAX NO. 954-572-0778
FEBRUARY 2015

P.B. PAGE
SHEET 4 OF 7 SHEETS

LEGEND:	
P.R.M. B	DENOTES: PERMANENT REFERENCE MONUMENT (4"x4"x24" CONCRETE MONUMENT WITH 2" ALUMINUM DISC STAMPED "P.R.M. 183870" UNLESS OTHERWISE NOTED)
PCP *	DENOTES: PERMANENT CONTROL POINT (MAG NAIL & 2" BRASS WASHER STAMPED "PCP 183870" UNLESS OTHERWISE NOTED)
LB	DENOTES: LICENSED BUSINESS
B.C.R.	DENOTES: BROWARD COUNTY RECORDS
D.B.	DENOTES: DEED BOOK
O.R.B.	DENOTES: OFFICIAL RECORD BOOK
C	DENOTES: CENTERLINE
NAD83	DENOTES: NATIONAL GEODETIC VERTICAL DATUM OF 1929
11234.56	DENOTES: STATE PLANE COORDINATES (FLORIDA EAST) NORTHING/EASTING
P.B.	DENOTES: P.B.
PG	DENOTES: PAGE
R/W	DENOTES: RIGHT-OF-WAY
U.E.	DENOTES: U.E.
C.M.E.	DENOTES: CANAL MAINTENANCE EASEMENT
S	DENOTES: SQUARE FEET
R	DENOTES: RADIUS
CA	DENOTES: CENTRAL ANGLE
A	DENOTES: ARC DISTANCE
CB	DENOTES: CHORD BEARING
CD	DENOTES: CHORD DISTANCE
DOT	DENOTES: FLORIDA DEPARTMENT OF TRANSPORTATION
(R)	DENOTES: RADIAL BEARING



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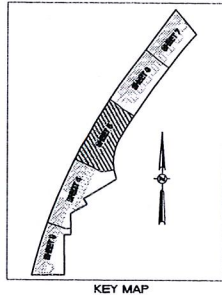
"PALM COVE"

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954-672-1777
FAX NO. 954-672-0778
FEBRUARY 2010

P.B. PAGE
SHEET 5 OF 7 SHEETS



KEY MAP

SURVEYOR'S NOTES:

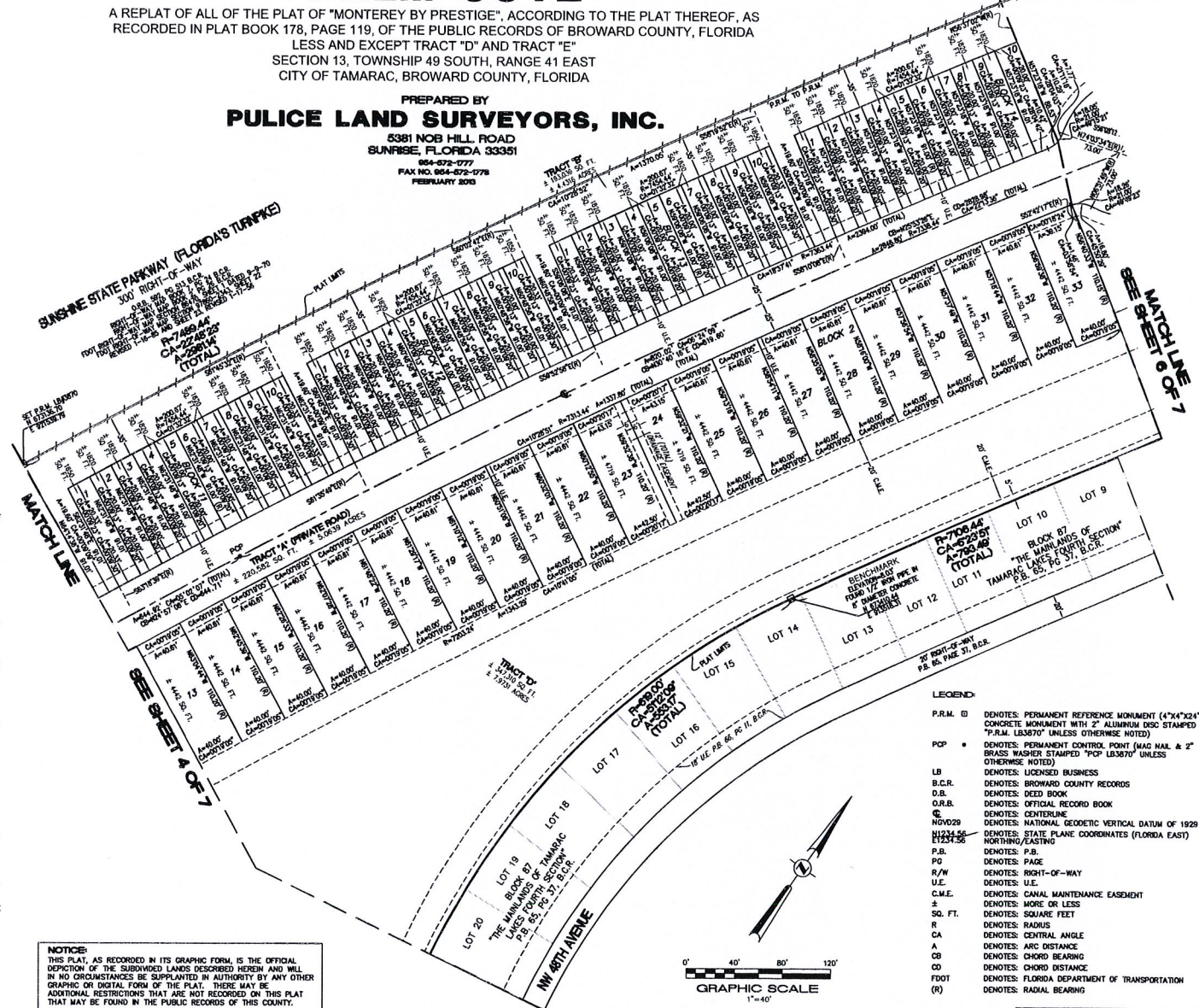
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- BEARINGS AND GRID COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM PLANE OF 1983 WITH 1990 CONVERSION FOR STONER/20TH RESERVE ALL OF TOWNSHIP 49 SOUTH, RANGE 41 EAST, MISCELLANEOUS PLAT BOOK 3, PAGE 44, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WITH THE EAST LINE OF THE S.W. 1/4 OF SECTION 13-49-41 BEING N89°23'01"E.
- A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY 2018, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME. AND/OR

B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY 2018, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
- THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (8)(b), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- ELEVATIONS ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929. BENCHMARK OF ORIGIN: BROWARD COUNTY CONSTRUCTION & ENGINEERING DIVISION BENCHMARK NUMBER 2515, ELEVATION 7.02 FEET. SQUARE CUT IN NW CORNER OF NEARWALL 30 SOUTH OF CENTERLINE HIGHLAND DRIVE 180 WEST OF CENTERLINE HWY 47 AND/ORE.
- ALL LINES SHOWN HEREON ARE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL WITH (R).

NOTICES:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



LEGEND:

- P.R.M. (B) DENOTES: PERMANENT REFERENCE MONUMENT (4"x4"x24" CONCRETE MONUMENT WITH 2" ALUMINUM DISC STAMPED "P.R.M. LB3870" UNLESS OTHERWISE NOTED)
- PCP DENOTES: PERMANENT CONTROL POINT (MAG NAIL & 2" BRASS WASHER STAMPED "PCP LB3870" UNLESS OTHERWISE NOTED)
- LB DENOTES: LICENSED BUSINESS
- B.C.R. DENOTES: BROWARD COUNTY RECORDS
- D.B. DENOTES: DEED BOOK
- O.R.B. DENOTES: OFFICIAL RECORD BOOK
- C DENOTES: CENTERLINE
- NAD83 DENOTES: NATIONAL GEODETIC VERTICAL DATUM OF 1929
- N1234.56 DENOTES: STATE PLANE COORDINATES (FLORIDA EAST) NORTH/EASTING
- P.B. DENOTES: PAGE
- R/W DENOTES: RIGHT-OF-WAY
- U.E. DENOTES: U.S. EASEMENT
- C.M.E. DENOTES: CANAL MAINTENANCE EASEMENT
- + DENOTES: MORE OR LESS
- SQ. FT. DENOTES: SQUARE FEET
- R DENOTES: RADIUS
- CA DENOTES: CENTRAL ANGLE
- A DENOTES: ARC DISTANCE
- CB DENOTES: CHORD BEARING
- CD DENOTES: CHORD DISTANCE
- FD DENOTES: FLORIDA DEPARTMENT OF TRANSPORTATION
- (R) DENOTES: RADIAL BEARING



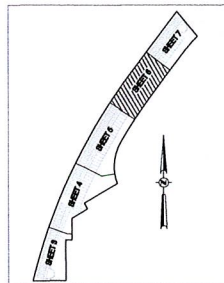
PLANNING FILE NO. -MP-13

SURVEYOR'S NOTES:

- THIS PLAT IS RESTRICTED TO 61 SINGLE FAMILY UNITS AND 164 TOWNHOME UNITS.
ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.1, DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS HEREIN ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
- BEARINGS AND GRID COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM PLANE OF 1983 WITH 1990 CONVERSION FOR STOKER/GOETH RESURVEY ALL OF TOWNSHIP 49 SOUTH, RANGE 41 EAST, MISCELLANEOUS PLAT BOOK 3, PAGE 44, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WITH THE EAST LINE OF THE S.W. 1/4 OF SECTION 13-49-41 BEING N89°25'01"E.
- A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY DOCKS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY 2018, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL HAVE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR
B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY 2018, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
- THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES, PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE, TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- ELEVATIONS ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929. BENCHMARK OF ORIGIN: BROWARD COUNTY CONSTRUCTION & ENGINEERING DIVISION BENCHMARK NUMBER 2515, ELEVATION 7.02 FEET. SQUARE CUT IN NW CORNER OF HEADWALL 30 SOUTH OF CENTERLINE HIGHLAND DRIVE 185 WEST OF CENTERLINE NW 47 AVENUE.
- ALL LINES SHOWN HEREON ARE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL WITH (R).

LEGEND:

- P.R.M. □ DENOTES: PERMANENT REFERENCE MONUMENT (4"x4"x24" CONCRETE MONUMENT WITH 2" ALUMINUM DISC STAMPED "P.R.M. LB3870" UNLESS OTHERWISE NOTED)
- PCP * DENOTES: PERMANENT CONTROL POINT (NAIL NAIL & 2" BRASS WASHER STAMPED "PCP LB3870" UNLESS OTHERWISE NOTED)
- LB DENOTES: LICENSED BUSINESS
- B.C.R. DENOTES: BROWARD COUNTY RECORDS
- D.B. DENOTES: DEED BOOK
- O.R.B. DENOTES: OFFICIAL RECORD BOOK
- CL DENOTES: CENTERLINE
- NVD29 DENOTES: NATIONAL GEODETIC VERTICAL DATUM OF 1929
- N1234.56 DENOTES: STATE PLANE COORDINATES (FLORIDA EAST) NORTHING/EASTING
- P.B. DENOTES: P.B.
- PG DENOTES: PAGE
- R/W DENOTES: RIGHT-OF-WAY
- U.E. DENOTES: U.E.
- C.M.E. DENOTES: CANAL MAINTENANCE EASEMENT
- ± DENOTES: MORE OR LESS
- SQ. FT. DENOTES: SQUARE FEET
- R DENOTES: RADIUS
- CA DENOTES: CENTRAL ANGLE
- A DENOTES: ARC DISTANCE
- CB DENOTES: CHORD BEARING
- CD DENOTES: CHORD DISTANCE
- FDOT DENOTES: FLORIDA DEPARTMENT OF TRANSPORTATION
- (R) DENOTES: RADIAL BEARING



KEY MAP
NOT TO SCALE

"PALM COVE"

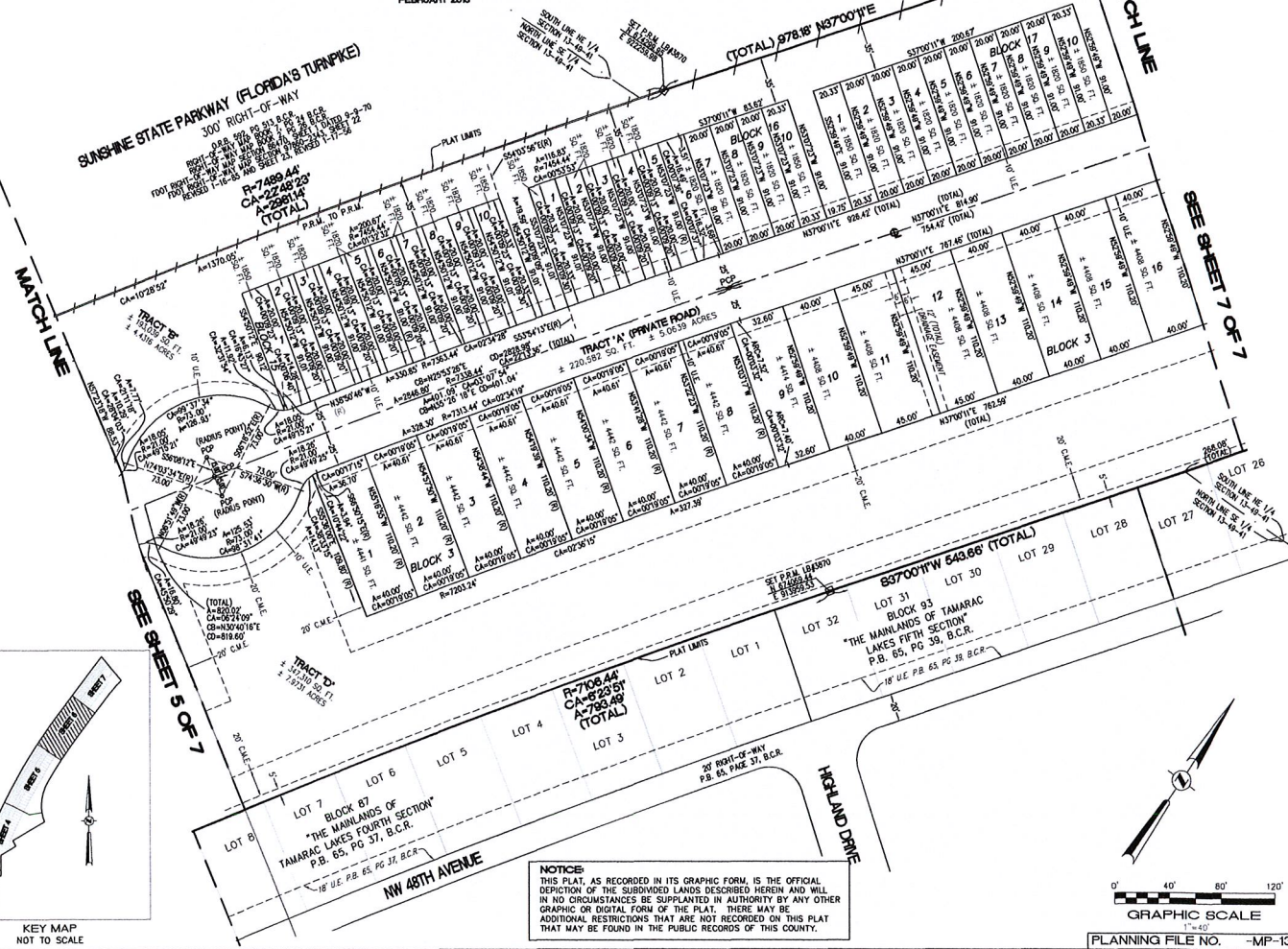
A REPLAT OF ALL OF THE PLAT OF "MONTEREY BY PRESTIGE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 119, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA LESS AND EXCEPT TRACT "D" AND TRACT "E" SECTION 13, TOWNSHIP 49 SOUTH, RANGE 41 EAST CITY OF TAMARAC, BROWARD COUNTY, FLORIDA

PREPARED BY PULICE LAND SURVEYORS, INC.

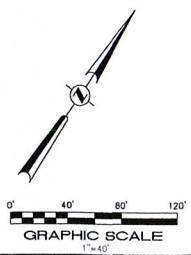
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

954-672-1777
FAX NO. 954-672-1778
FEBRUARY 2018

P.B. PAGE
SHEET 6 OF 7 SHEETS



NOTICE
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



SURVEYOR'S NOTES:

- 1) THIS PLAT IS RESTRICTED TO 81 SINGLE FAMILY UNITS AND 164 TOWNHOME UNITS.
 ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.1, DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
 THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS HEREIN ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
- 2) BEARINGS AND ORB COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM PLANE OF 1983 WITH 1990 CONVERSION FOR STATION/ORTH RESERVEY ALL OF TOWNSHIP 49 SOUTH, RANGE 41 EAST, MISCELLANEOUS PLAT BOOK 3, PAGE 44, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WITH THE EAST LINE OF THE S.W. 1/4 OF SECTION 13-49-41 BEING N89°25'01"E.
- 3) A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY 2018, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL HAVE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR
 B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY 2018, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL HAVE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
- 4) THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.009, SUBSECTION (28), FLORIDA STATUTES, PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 5) ELEVATIONS ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929. BENCHMARK OF ORIGIN: BROWARD COUNTY CONSTRUCTION & ENGINEERING DIVISION BENCHMARK NUMBER 2515; ELEVATION 7.02 FEET. SQUARE CUT IN NW CORNER OF HEADWALL 30 SOUTH OF CENTERLINE HIGHLAND DRIVE 155 WEST OF CENTERLINE NW 47 AVENUE.
- 6) ALL LINES SHOWN HEREON ARE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL WITH (R).

LEGEND:

- P.R.M. □ DENOTES: PERMANENT REFERENCE MONUMENT (4"x4"x24" CONCRETE MONUMENT WITH 2" ALUMINUM DISC STAMPED "P.R.M. LB3870" UNLESS OTHERWISE NOTED)
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- LB DENOTES: LICENSED BUSINESS
- B.C.R. DENOTES: BROWARD COUNTY RECORDS
- D.B. DENOTES: DEED BOOK
- O.R.B. DENOTES: OFFICIAL RECORD BOOK
- C. DENOTES: CENTERLINE
- NOV029 DENOTES: NATIONAL GEODETIC VERTICAL DATUM OF 1929
- NOV24 DENOTES: STATE PLANE COORDINATES (FLORIDA EAST NORTHING/EASTING)
- P.B. DENOTES: P.B.
- PG DENOTES: PAGE
- R/W DENOTES: RIGHT-OF-WAY
- U.E. DENOTES: U.E.
- C.M.E. DENOTES: CANAL MAINTENANCE EASEMENT
- ± DENOTES: MORE OR LESS
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- (R) DENOTES: RADIAL BEARING

"PALM COVE"

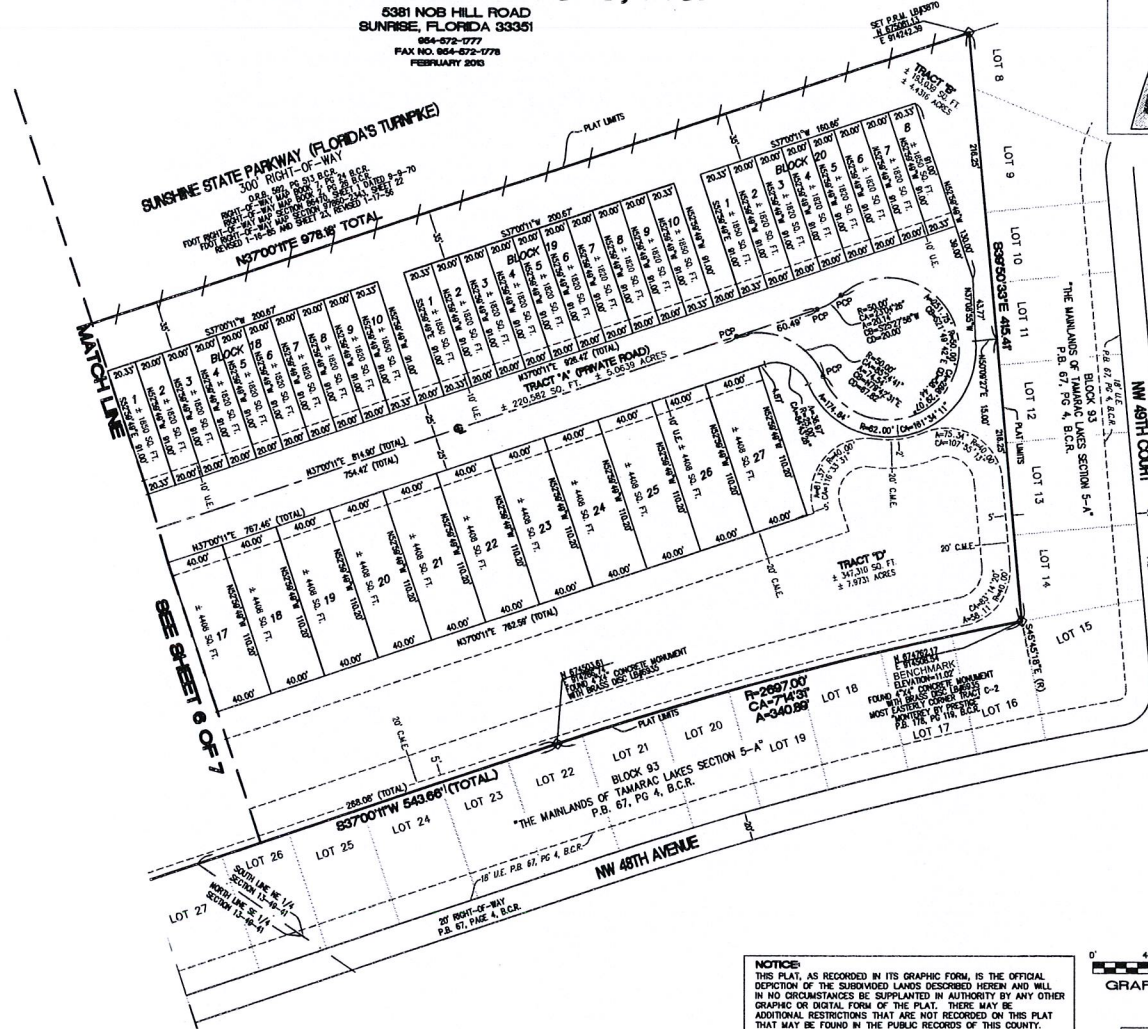
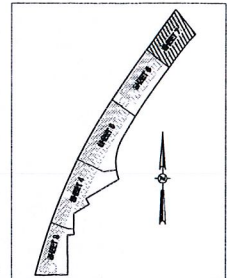
A REPLAT OF ALL OF THE PLAT OF "MONTEREY BY PRESTIGE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 119, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA LESS AND EXCEPT TRACT "D" AND TRACT "E" SECTION 13, TOWNSHIP 49 SOUTH, RANGE 41 EAST CITY OF TAMARAC, BROWARD COUNTY, FLORIDA

PREPARED BY PULICE LAND SURVEYORS, INC.

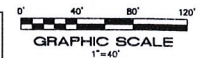
6381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

954-572-0777
FAX NO. 954-272-9778
FEBRUARY 2005

P.B. PAGE
SHEET 7 OF 7 SHEETS



NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



PLANNING FILE NO. -MP-13